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Issue Status & No

TOWN PLANNING



| DRAWING LIST | |
|--------------|---|
| SHEET # | SHEET NAME |
| TP00.00 | Cover Sheet |
| TP01.01 | Location Plan |
| TP02.01 | Survey |
| TP02.02 | Site Plan |
| TP03.01 | Level B1 Plan |
| TP03.02 | Level 00 Plan |
| TP03.03 | Level 01 Plan |
| TP03.04 | Level 02 Plan |
| TP03.05 | Level 03 Plan |
| TP03.06 | Level Roof Plan |
| TP04.01 | Apartment Building - East and West Elevations |
| TP04.02 | North and South Elevations |
| TP04.03 | Townhouses - East and West Elevations |
| TP05.01 | Sections |
| TP05.02 | Enlarged Sections |
| TP06.01 | Material Schedule |
| TP07.01 | Unit Plans - Units 01 to 05 |
| TP07.02 | Unit Plans - Units 06 to 09 |
| TP07.03 | Townhouse Plans - 3BR |
| TP07.04 | Townhouse Plans - 3BR+Slacker |
| TP07.05 | Townhouse Plans - 4BR |
| TP08.01 | Shadow Study - Sep 22 |

DEVELOPMENT SUMMARY:

APARTMENT SUMMARY:

13x 1 BED
 47x 2 BED
 TOTAL = 60 APARTMENTS

37 APARTMENTS OUT OF 60 (62%) ACHIEVE BADA ACCESSIBILITY REQUIREMENTS
 24 APARTMENTS OUT OF 60 (40%) ACHIEVE EFFECTIVE CROSS VENTILATION

CARPARK SUMMARY:

1 SPACE x 13 (1 BED) = 13 SPACES
 1 SPACE x 47 (2 BED) = 47 SPACES
 1 SPACE (CAFE) = 1 SPACE
 TOTAL REQUIRED = 61 SPACES
 TOTAL PROPOSED = 62 SPACES

BICYCLE SPACES:

6x GROUND FLOOR VISITOR SPACES
 16x BASEMENT RESIDENTS SPACES
 TOTAL = 22 SPACES

TOWNHOUSES SUMMARY:

4x 3 BED (1 CARSPACE)
 4x 3 BED (2 CARSPACES)
 2x 4 BED (2 CARSPACES)
 TOTAL = 10 TOWNHOUSES

SITE SUMMARY:

SITE AREA 4129m²
 SITE COVERAGE 2265m² (55%) 60% MAX. REQUIRED
 SITE PERMEABILITY 829m² (20%) 20% MIN. REQUIRED

Consultants

Project Manager
 Matter Consulting
 Structural Engineer
 JHA Consulting Engineers
 Mechanical Engineer

Fire Engineer
 JHA Consulting Engineers
 Electrical Engineer

Client

LYCASIA GROUP

Warren and Mahoney Living Australia Pty Ltd

Level 3, 380 Collins Street
 Melbourne VIC 3000
 Australia
 Phone + 61 3 8547 6977

Registered Architects and Designers
 www.warrenandmahoney.com

In collaboration with Concept Black Pty Ltd

Level 42, 80 Collins Street
 Melbourne Victoria 3000
 studio@conceptblack.com.au
 www.conceptblack.com.au

Project Title

256-262
 HUNTINGDALE
 256-262 Huntingdale Rd
 Huntingdale VIC 3166



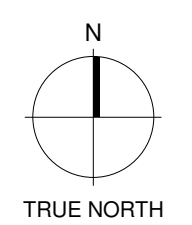


Warren and Mahoney Living Australia Pty Ltd
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 Australia
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 Level 42, 80 Collins Street
 Melbourne Victoria 3000
 studio@conceptblack.com.au
 www.conceptblack.com.au

Revisions
 A 23/11/2022 TOWN PLANNING

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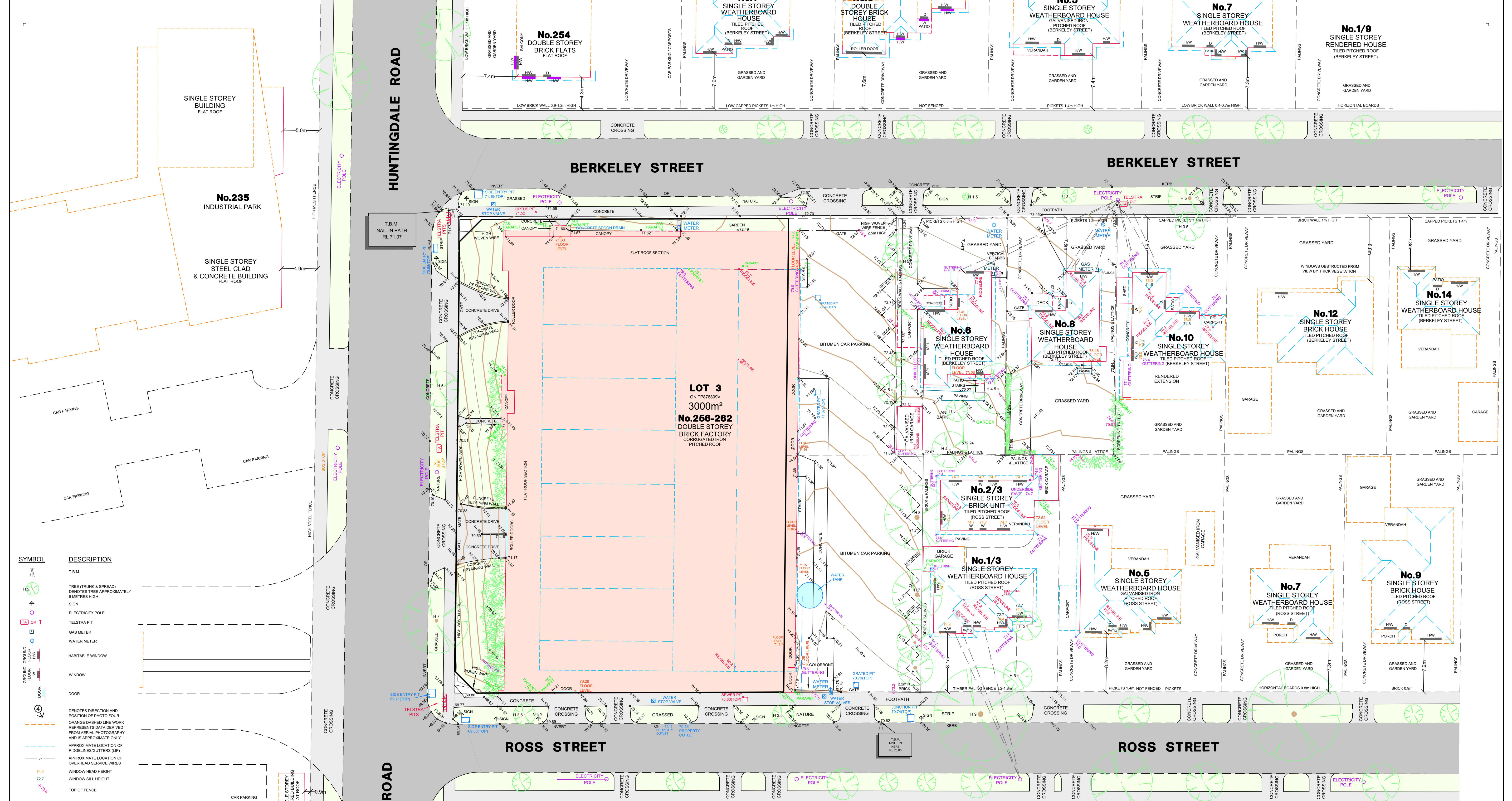
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Drawing Title
 Location Plan

Drawing Status
 TOWN PLANNING

Drawing Details
 Scale 1 : 1000@ A1
 Date 23/11/2022
 Job No 9790
 Drawn Author
 Checked Checker

Drawing No TP01.01
 Revision A



| SYMBOL | DESCRIPTION |
|--------|---|
| T.B.M. | T.B.M. |
| HS | TREE (TRUNK & SPREAD) |
| ○ | DENOTES TREE APPROXIMATELY 3 METRES HIGH |
| + | SIGN |
| ○ | ELECTRICITY POLE |
| ○ | TELSTRA PIT |
| ○ | GAS METER |
| ○ | WATER METER |
| ○ | HABITABLE WINDOW |
| ○ | WINDOW |
| ○ | DOOR |
| ○ | DENOTES DIRECTION AND POSITION OF PHOTO FOUR |
| --- | ORANGE DASHED LINE WORK REPRESENTS DATA DERIVED FROM AERIAL PHOTOGRAPHY AND IS APPROXIMATE ONLY |
| --- | APPROXIMATE LOCATION OF ROSELINE/CUTTERS (LIFT) |
| --- | APPROXIMATE LOCATION OF OVERHEAD SERVICE WIRES |
| 74.4 | WINDOW HEAD HEIGHT |
| 72.7 | WINDOW SILL HEIGHT |
| --- | TOP OF FENCE |

IMPORTANT NOTE:

- THIS IS NOT A TITLE RE-ESTABLISHMENT PLAN - A TITLE RE-ESTABLISHMENT PLAN IS STRONGLY RECOMMENDED PRIOR TO ANY DESIGN OR CONSTRUCTION.
- THE LINEWORK SHOWN THUS ----- IS AN APPROXIMATE SITE DEFINITION ONLY.
- EASEMENTS ARE NOT SHOWN ON THIS PLAN - PLEASE REFER TO A CURRENT COPY OF TITLE FOR ANY EASEMENT INFORMATION.
- THIS PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION.

LAND SURVEYED:
 COUNTY OF BOURKE, PARISH OF MULGRAVE
 PART OF CROWN PORTION 9
 LOTS 1, 2 & 3 ON TP 876809V C/T VOL. 8713 FOL. 664
 LOT 2 ON LP 27772 C/T VOL. 8058 FOL. 847
 LOT 3 ON LP 27772 C/T VOL. 8058 FOL. 848

Warren and Mahoney Living Australia Pty Ltd
 Level 3, 380 Collins Street
 Melbourne VIC 3000
 Australia
 Phone + 61 3 8547 6977

Registered Architects and Designers
 www.warrenandmahoney.com
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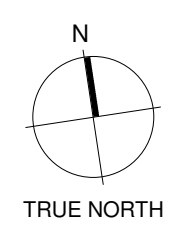
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Drawing Title
 Survey

Drawing Status
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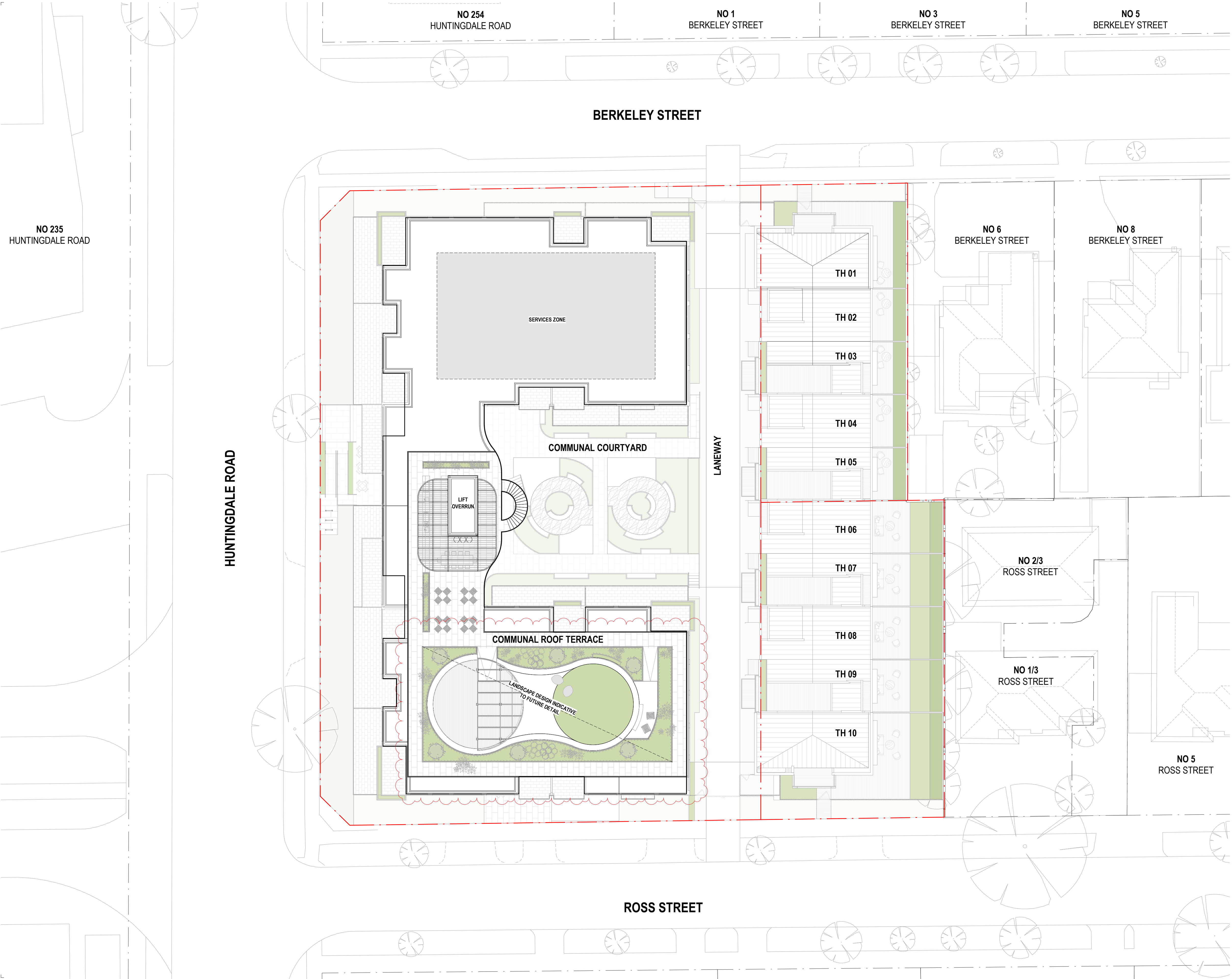
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Scale 1 : 250@ A1
 Date 23/11/2022
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Drawing No
 TP02.01

Revision
 A

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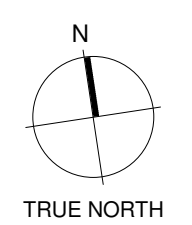


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 Level 3, 380 Collins Street
 Melbourne VIC 3000
 Australia
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 studio@conceptblack.com.au
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Drawing Title
 Site Plan

Drawing Status
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Drawing Details
 Scale 1 : 200@ A1
 Date 03/04/2023
 Job No 9790
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Drawing No TP02.02
 Revision B

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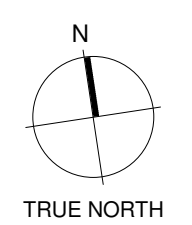


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Drawing Title
 Level B1 Plan

Drawing Status
 TOWN PLANNING

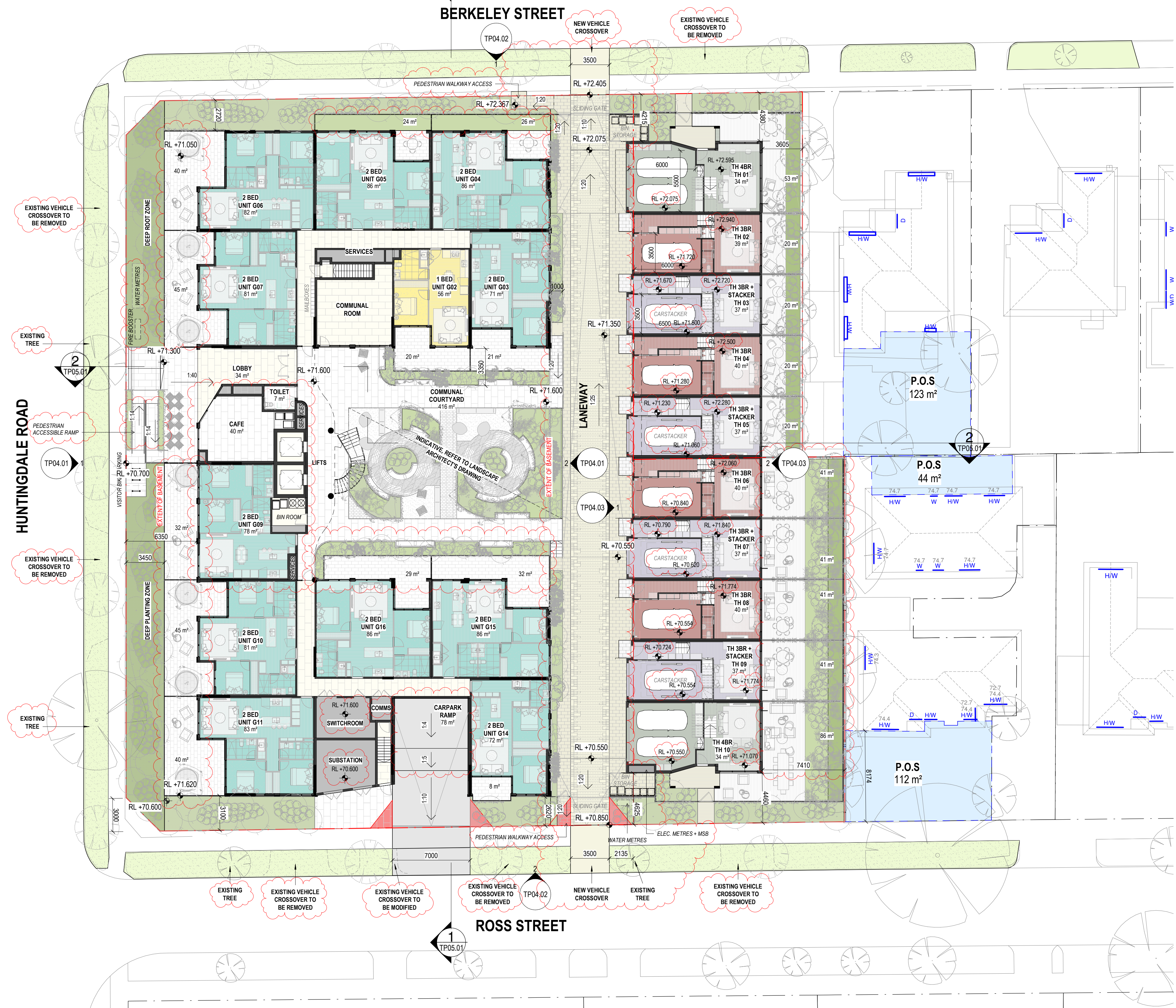
Drawing Details
 Scale 1 : 200@ A1
 Date 03/04/2023
 Job No 9790
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Project Title
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Drawing Title
 Level 00 Plan

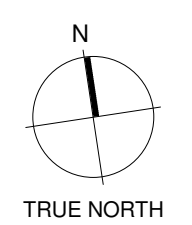
Drawing Details
 Scale 1 : 200@ A1
 Date 03/04/2023
 Job No 9790
 Drawn Author
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Drawing Status
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Drawing No TP03.02
 Revision B

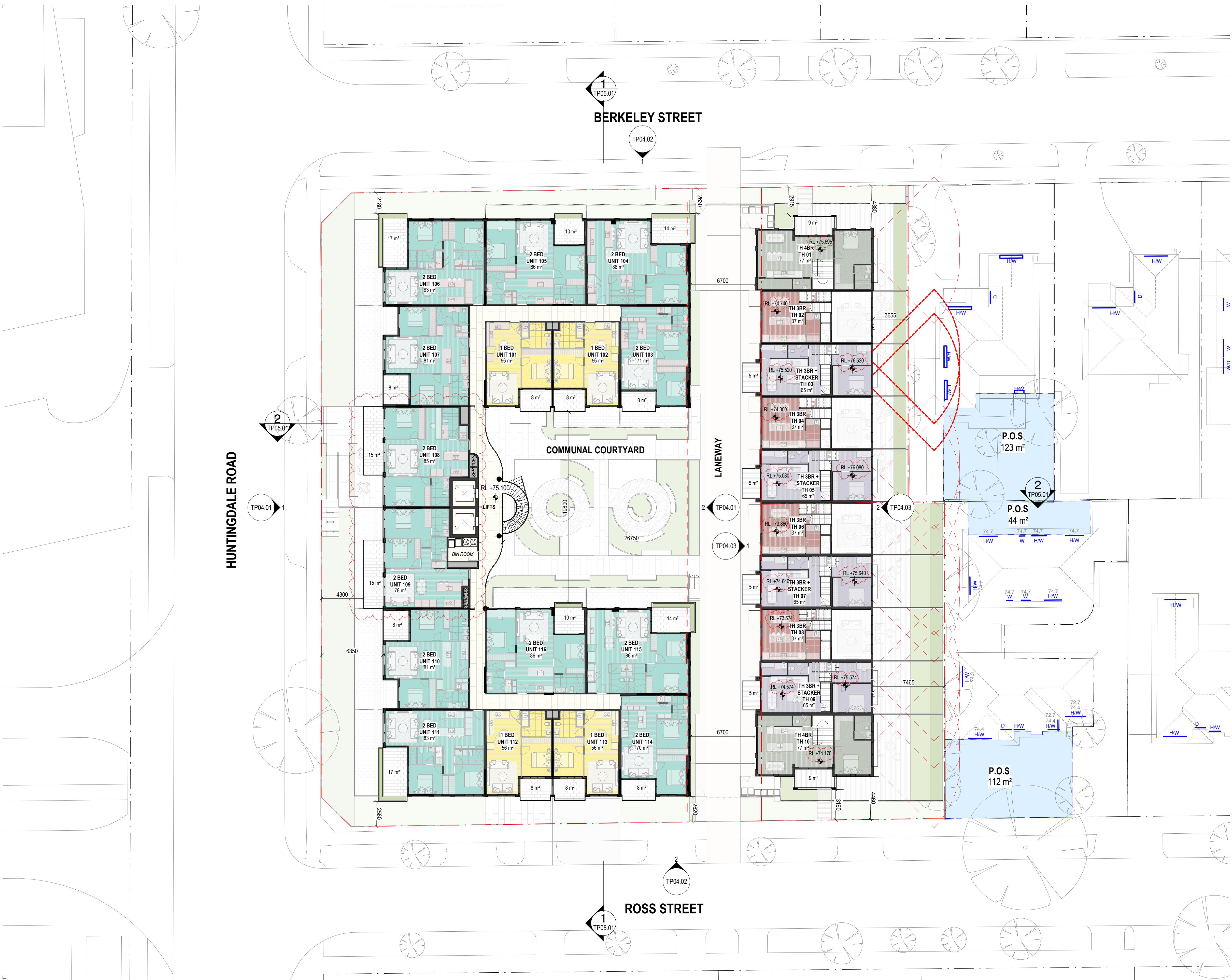
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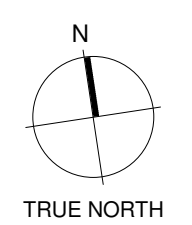


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 www.conceptblack.com.au

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Project Title
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Drawing Title
 Level 01 Plan

Drawing Status
 TOWN PLANNING

Drawing Details
 Scale 1 : 200@ A1
 Date 03/04/2023
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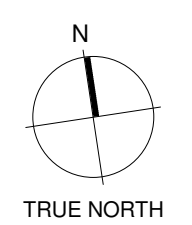


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 www.conceptblack.com.au

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Drawing Title
 Level 02 Plan

Drawing Status
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Drawing Details
 Scale 1 : 200@ A1
 Date 03/04/2023
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Drawing Title
 Level 03 Plan

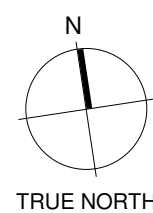
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 Date 03/04/2023
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Drawing No TP03.05
 Revision B

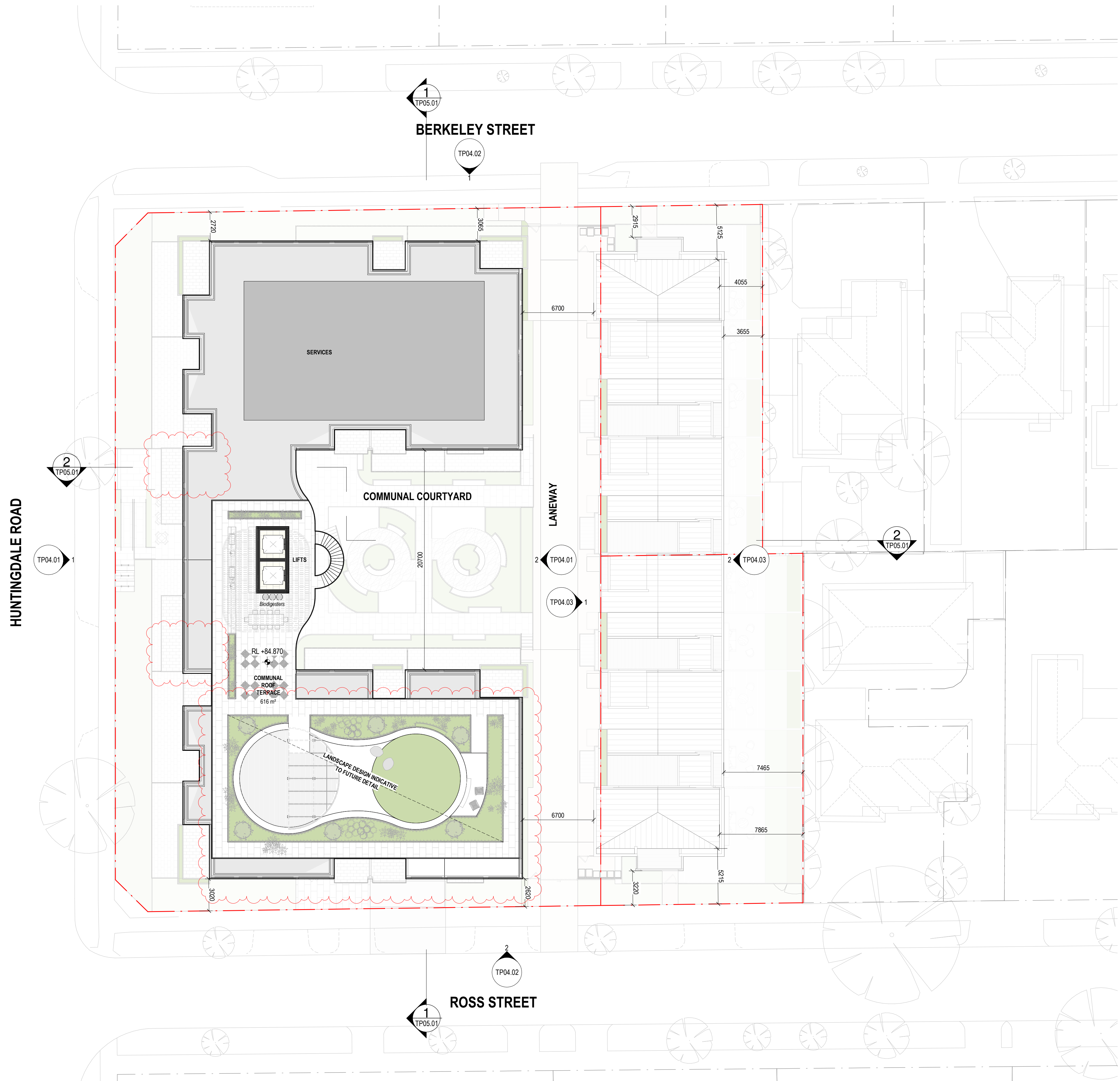
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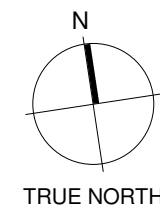


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 www.conceptblack.com.au

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Drawing Title
 Level Roof Plan

Drawing Status
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Drawing Details
 Scale 1 : 200@ A1
 Date 03/04/2023
 Job No 9790
 Drawn Author
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Drawing No TP03.06
 Revision B

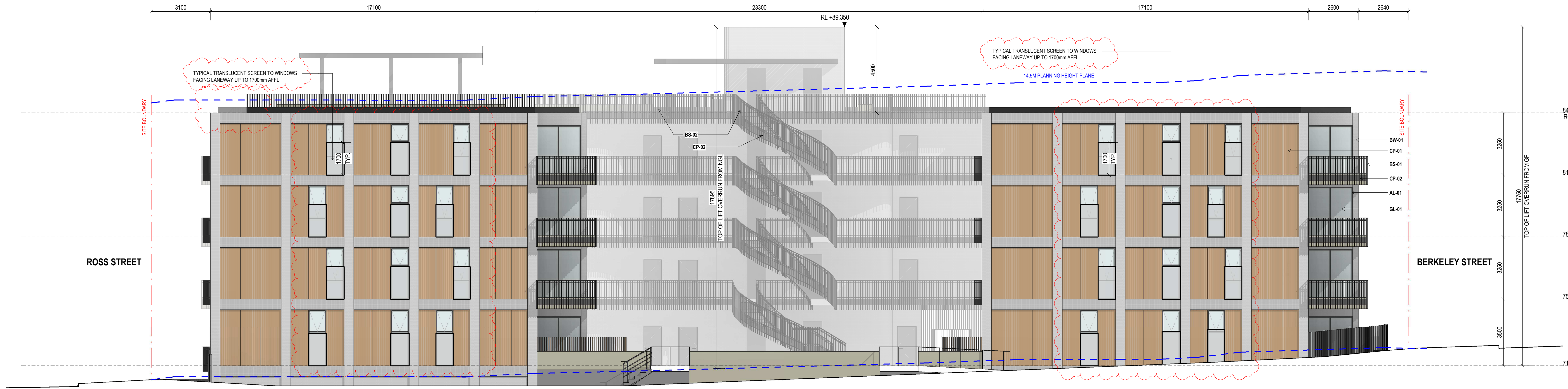
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1 West Elevation - Huntingdale Road
 1:100



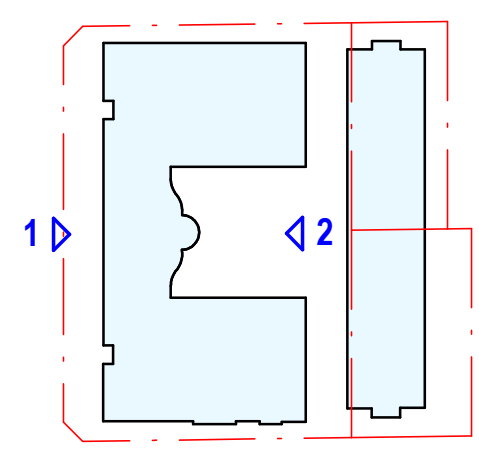
2 Laneway Elevation - Courtyard
 1:100

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Drawing Title
 Apartment Building - East and West Elevations

Drawing Details
 Scale As indicated@ A1
 Date 03/04/2023
 Job No 9790
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Drawing Status
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Drawing No TP04.01
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1 North Elevation - Berkeley Street
 1:100



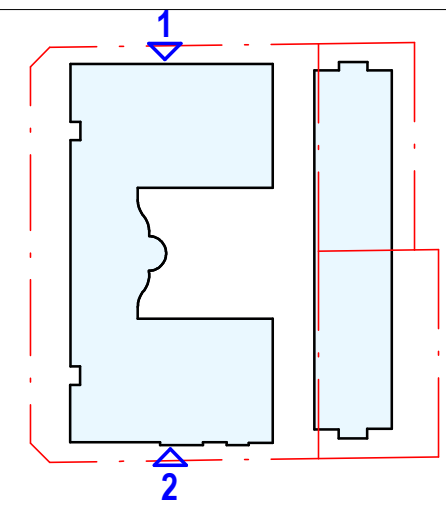
2 South Elevation - Ross Street
 1:100

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 Melbourne VIC 3000
 Australia
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Drawing Title
 North and South Elevations
 Drawing Status
 TOWN PLANNING

Drawing Details
 Scale As indicated@ A1
 Date 03/04/2023
 Job No 9790
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 Drawing No TP04.02
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1 Laneway Elevation - Townhouses
1:100

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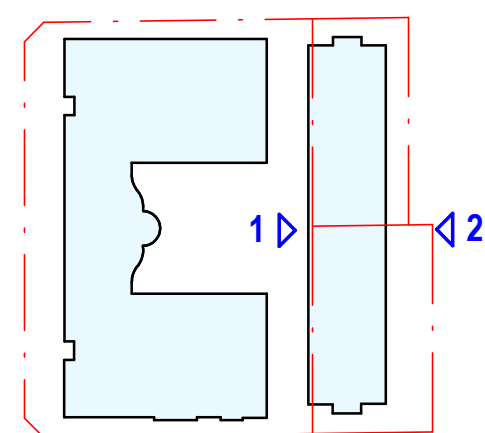
2 East Elevation - Townhouses
1:100

Warren and Mahoney Living Australia Pty Ltd
Level 3, 380 Collins Street
Melbourne VIC 3000
Australia
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Melbourne Victoria 3000
studio@conceptblack.com.au
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Drawing Title
Townhouses - East and West Elevations

Drawing Status
TOWN PLANNING

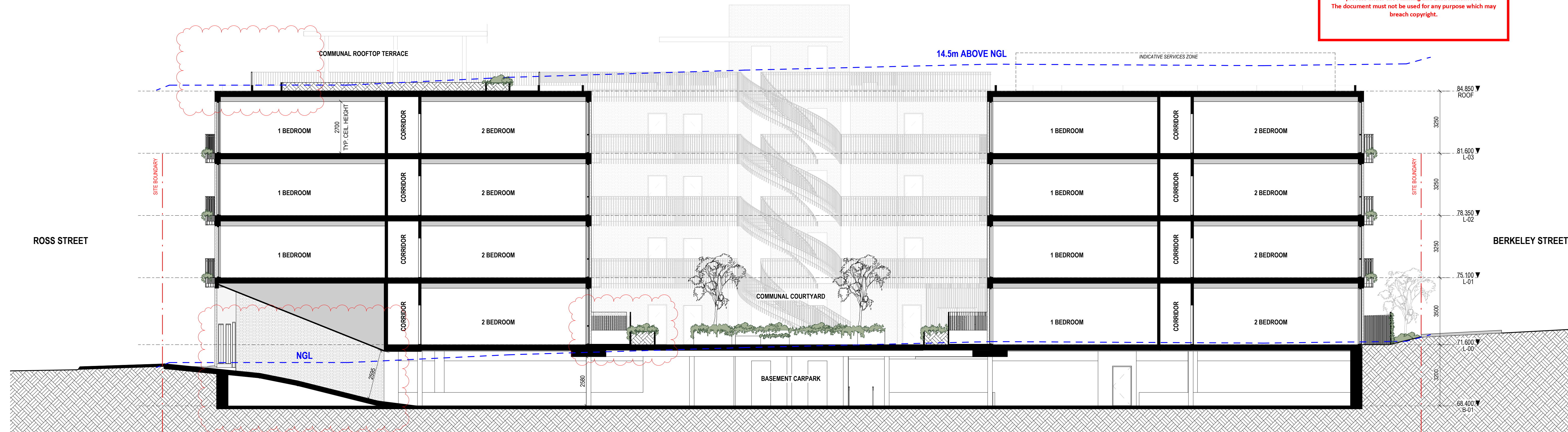
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Drawing No TP04.03
Revision B

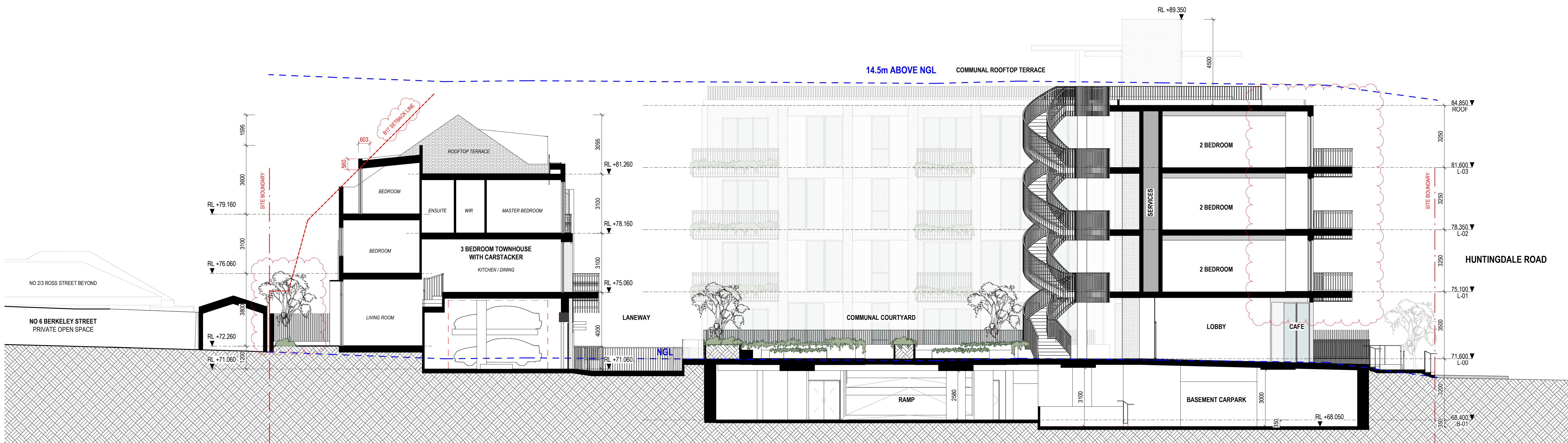
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1 Courtyard Section
 1:100



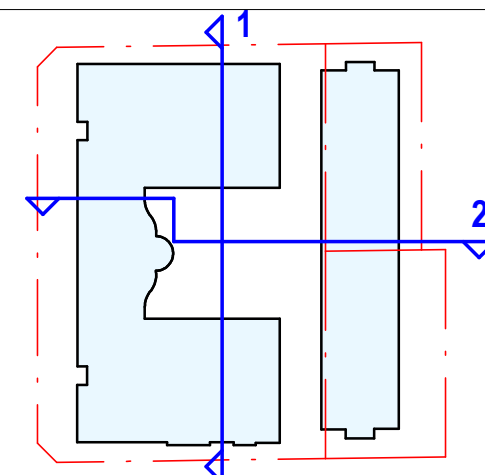
2 Cross Section - Courtyard
 1:100

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 Level 3, 380 Collins Street
 Melbourne VIC 3000
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Revisions
 A 23/11/2022 TOWN PLANNING
 B 03/04/2023 TOWN PLANNING RFI

Notes



Consultants
 Project Manager
 Matter Consulting
 Structural Engineer
 JHA Consulting Engineers
 Mechanical Engineer
 Fire Engineer
 JHA Consulting Engineers
 Electrical Engineer

Client
 LYCASIA GROUP

Project Title
 256-262
 HUNTINGDALE
 256-262 Huntingdale Rd
 Huntingdale VIC 3166

Drawing Title
 Sections

Drawing Status
 TOWN PLANNING

Drawing Details
 Scale As indicated@ A1
 Date 03/04/2023
 Job No 9790
 Drawn Author
 Checked Checker

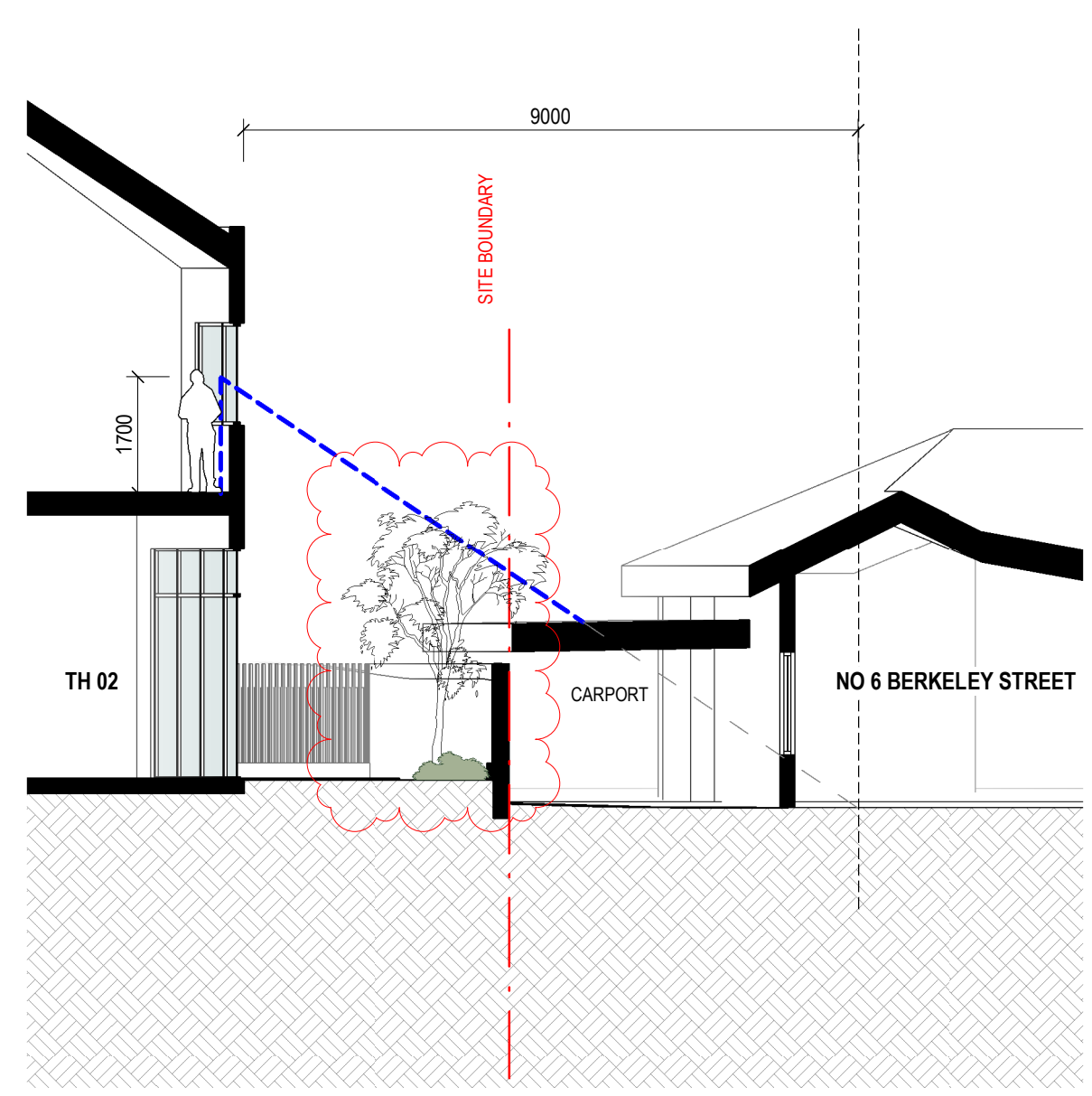
Drawing No TP05.01
 Revision (B)

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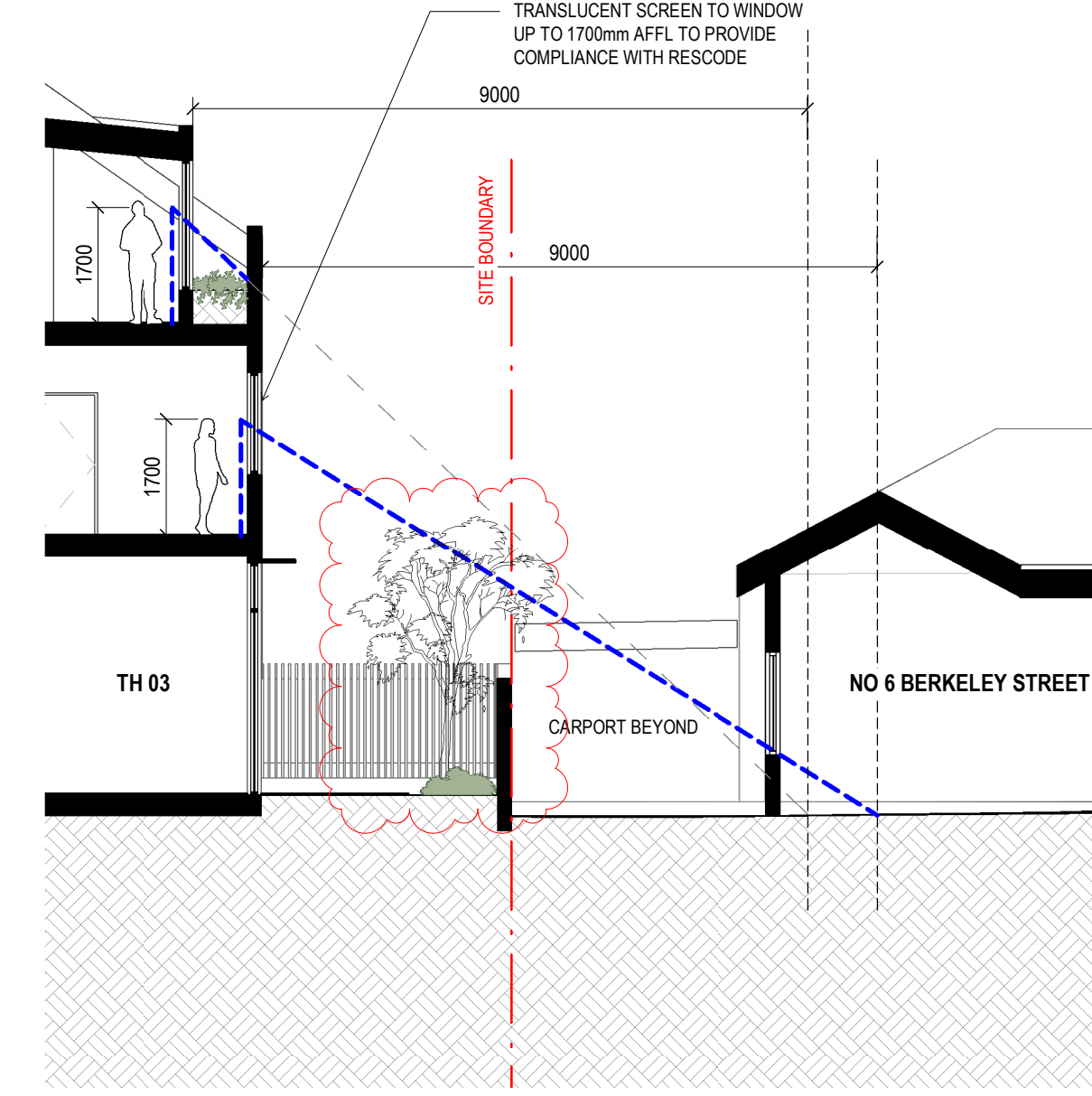
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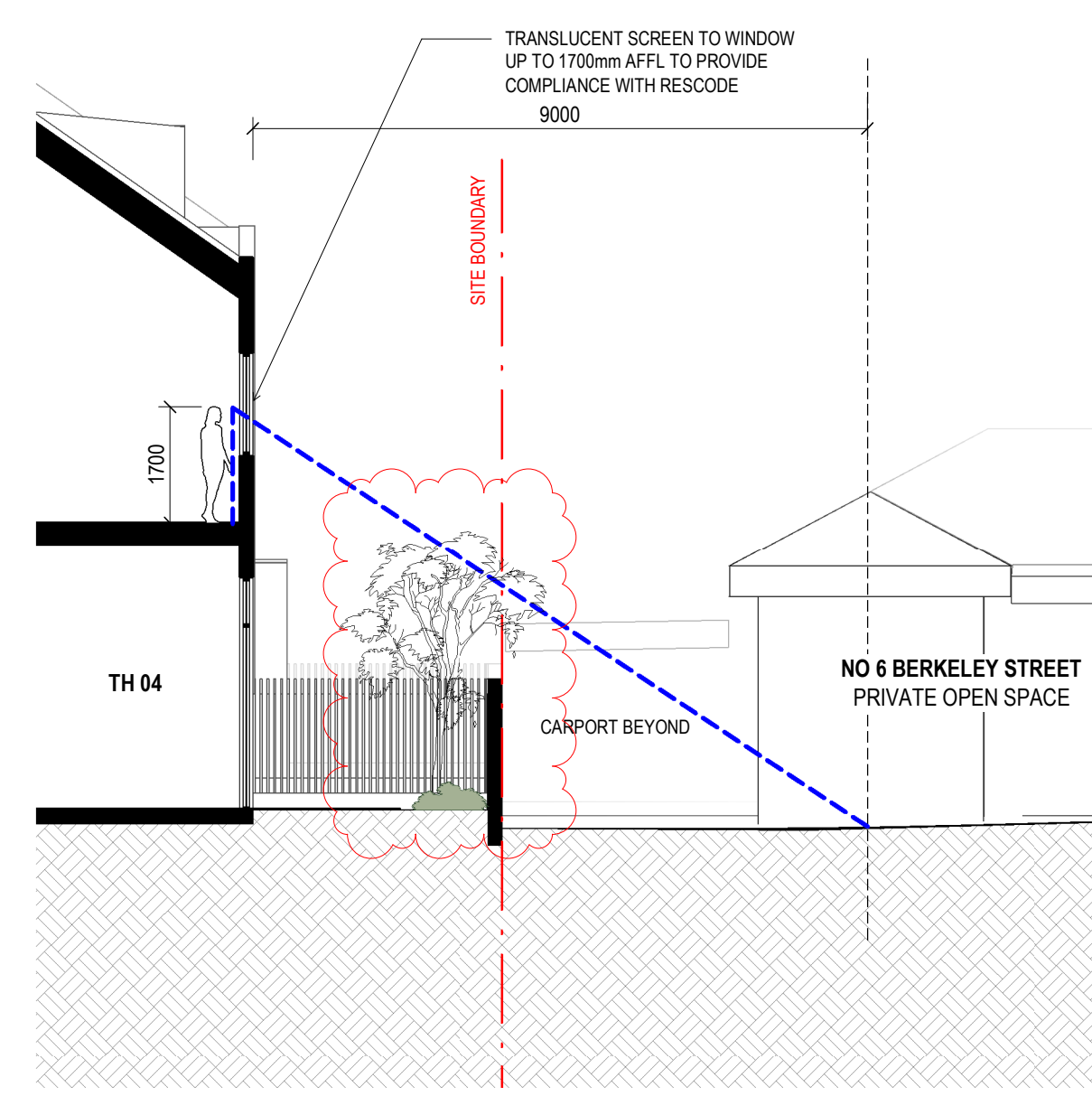
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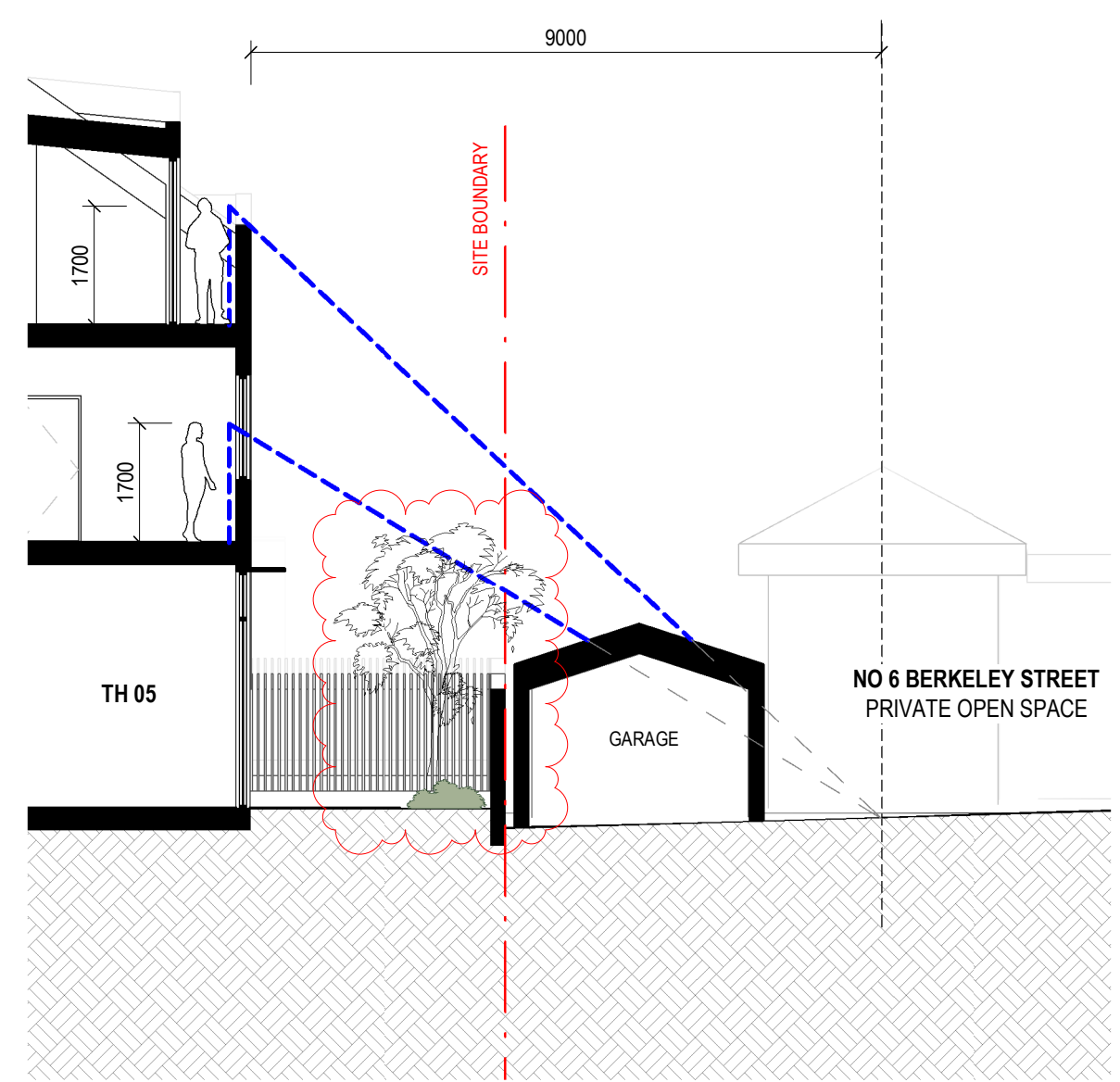
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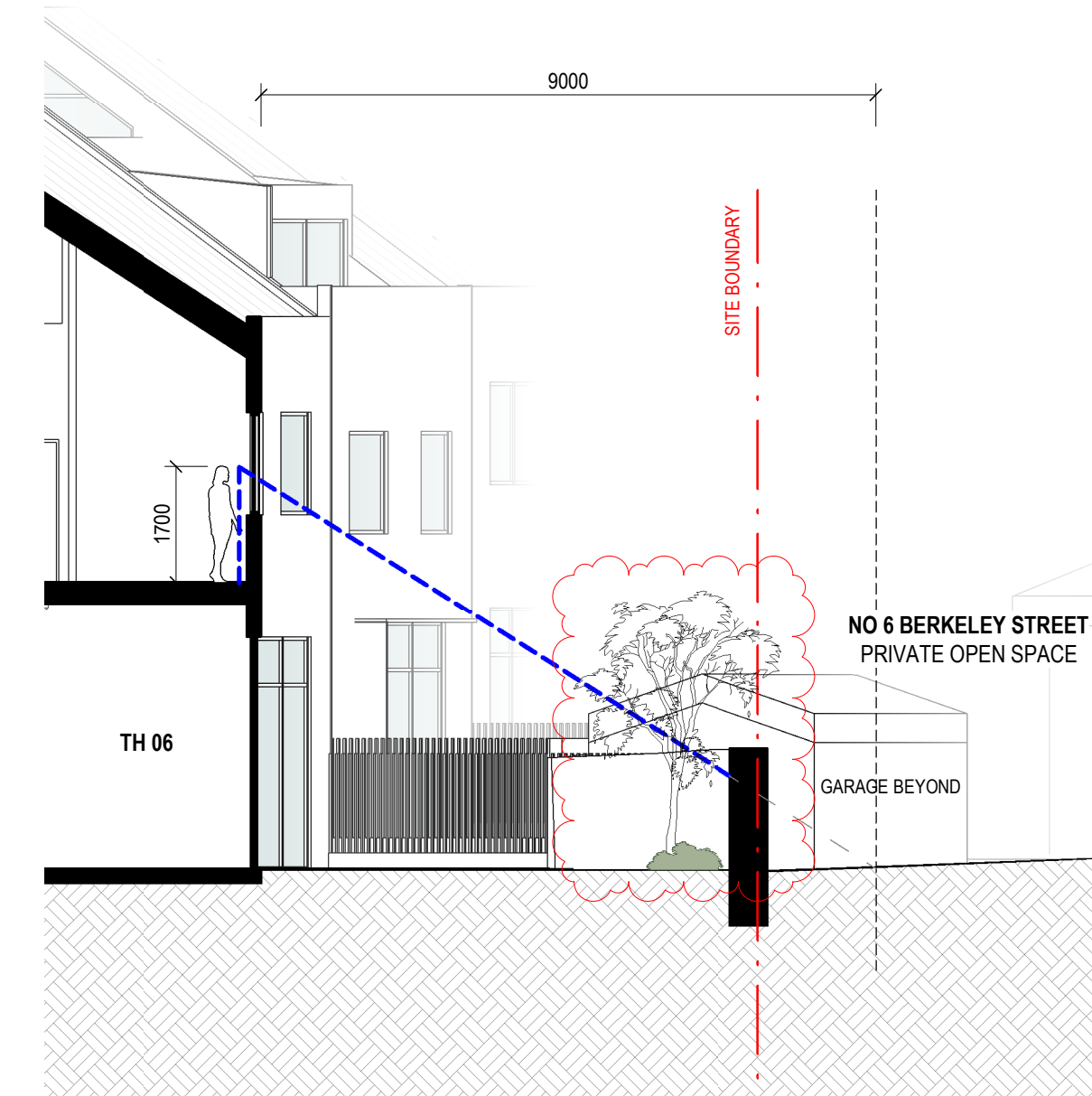
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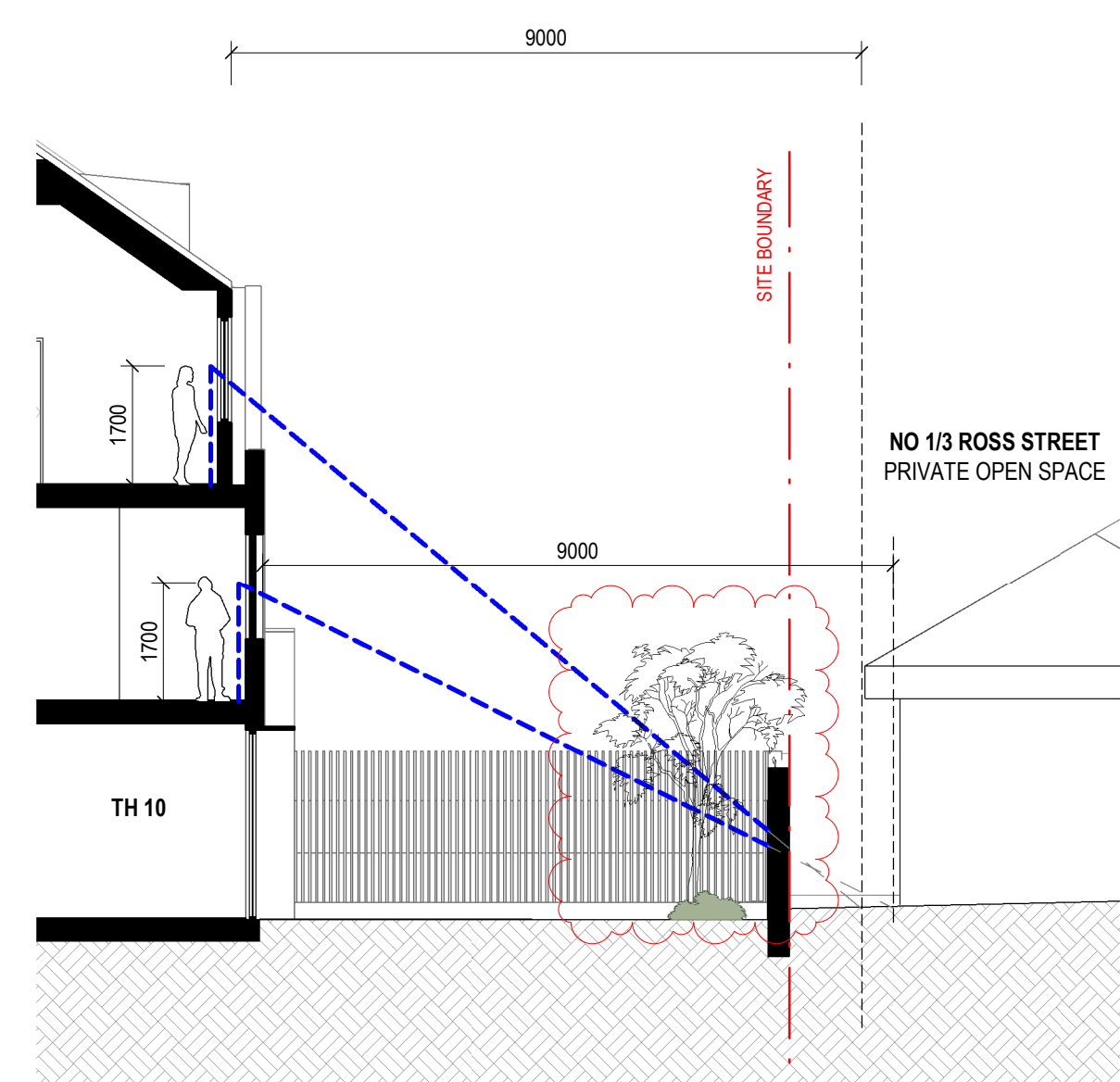
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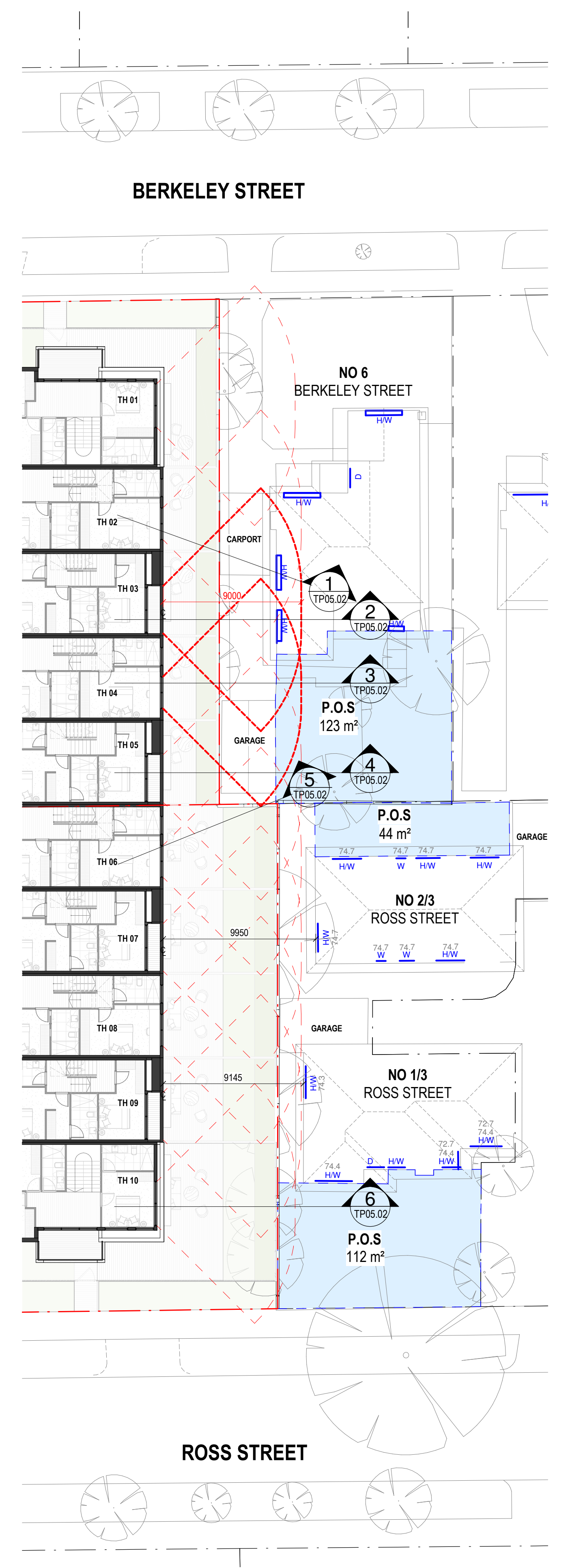
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5 Enlarged Section - TH 06
 1:100



6 Enlarged Section - TH 10
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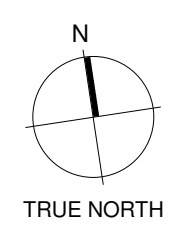


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 Australia Pty Ltd
 Level 3, 380 Collins Street
 Melbourne VIC 3000
 Australia
 Phone + 61 3 8547 6977

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 256-262 Huntingdale Rd
 Huntingdale VIC 3166

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Drawing Title
 Enlarged Sections
 Drawing Status
 TOWN PLANNING

Drawing Details
 Scale As indicated@ A1
 Date 03/04/2023
 Job No 9790
 Drawn Author
 Checked Checker
 Drawing No TP05.02
 Revision (B)

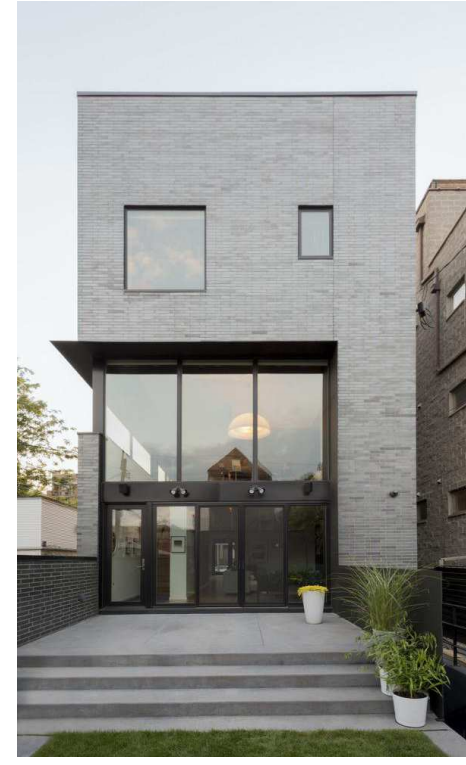
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APARTMENTS



AL-01
WINDOW FRAMING -
DARK GREY FINISH



BW-01
GREY MASONRY



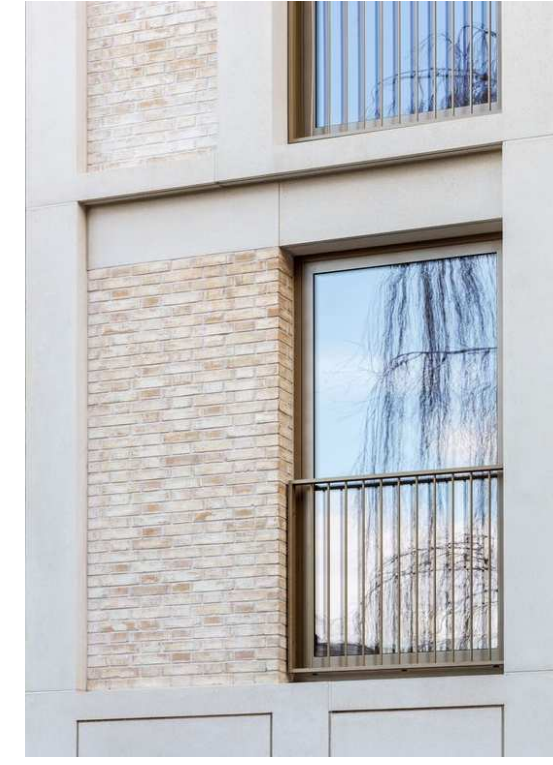
CP-01
POWDERCOATED ALUMINIUM
INFILL CLADDING - LIGHT
FINISH



BS-01
METAL BALUSTRADE - DARK GREY
FINISH



BS-02
METAL BALUSTRADE - LIGHT
FINISH

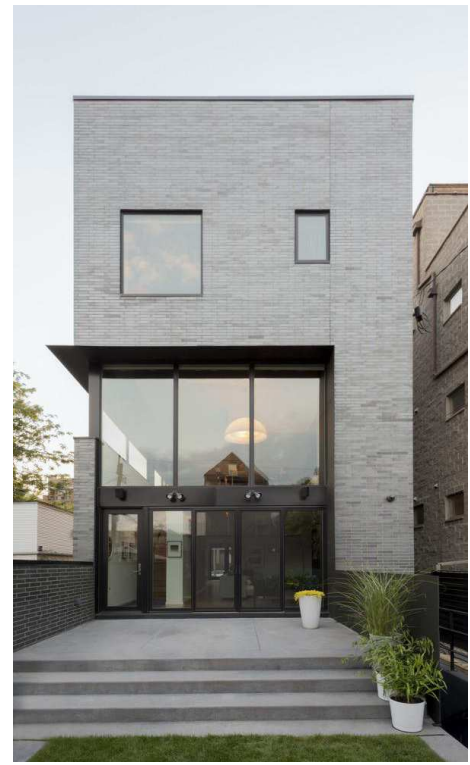


GL-01
DOUBLE GLAZING -
CLEAR GLASS

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TOWN HOUSE TYPE 01

TH 01, 03, 05, 07, 09 & 10



BW-01
GREY MASONRY



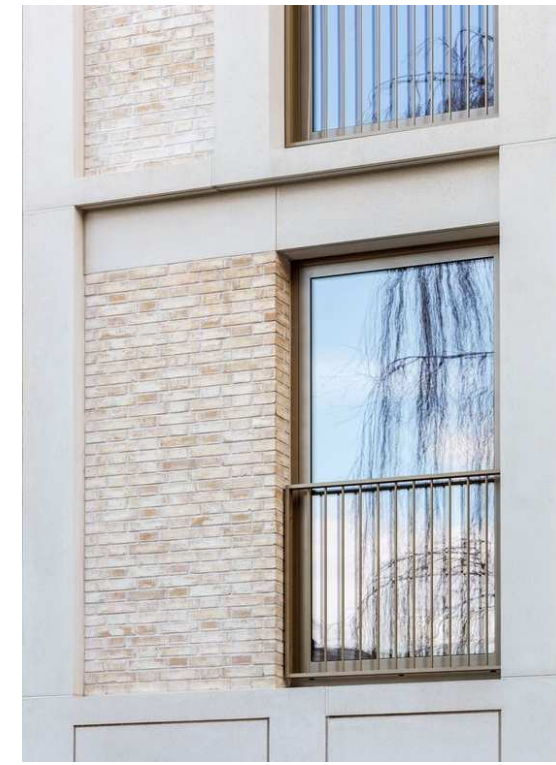
BW-02
LIGHT BEIGE MASONRY



BS-01
METAL BALUSTRADE - DARK GREY
FINISH



CP-03
LIGHT GREY ALUMINIUM
CLADDING



GL-01
DOUBLE GLAZING - CLEAR GLASS



ME-01
GARAGE DOOR -
DARK GREY FINISH

CP-02
POWDERCOATED ALUMINIUM SLAB
COVER DARK GREY FINISH

TOWN HOUSE TYPE 02

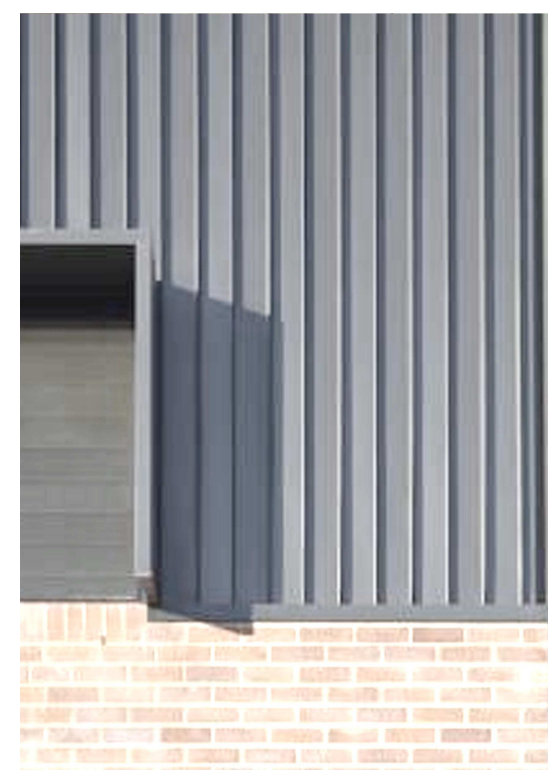
TH 02, 04, 06 & 08



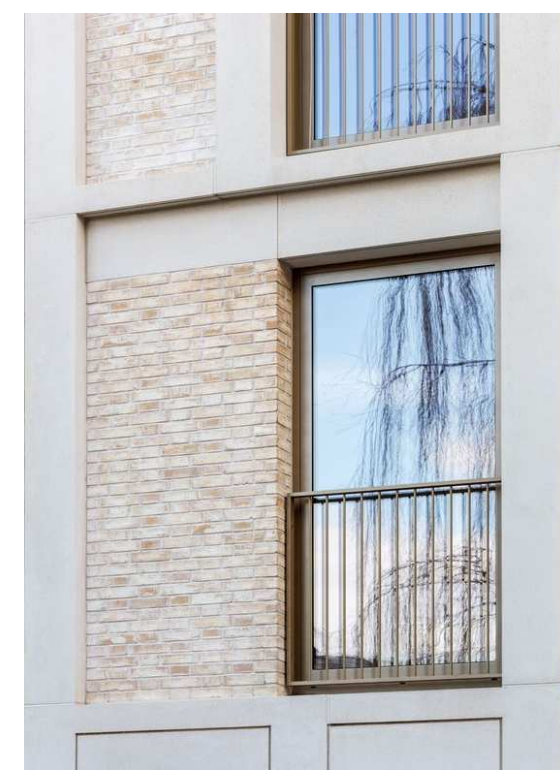
BW-03
LIGHT RED MASONRY



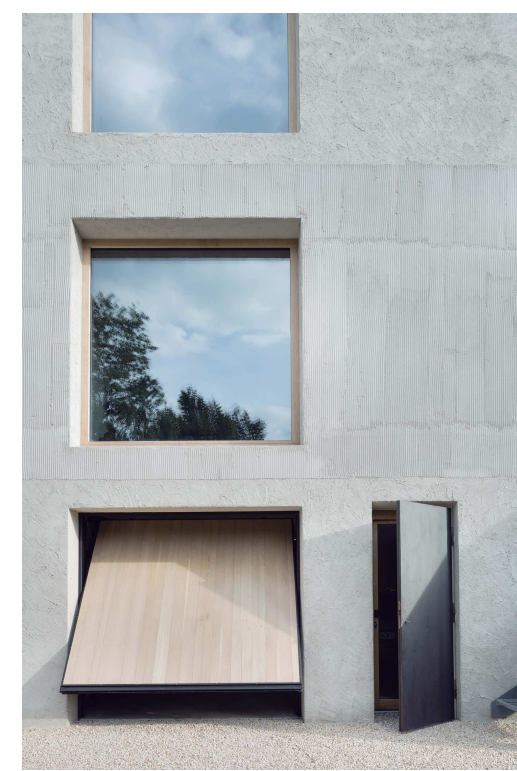
BS-02
METAL BALUSTRADE - LIGHT
FINISH



CP-03
LIGHT GREY ALUMINIUM
CLADDING



GL-01
DOUBLE GLAZING - CLEAR GLASS

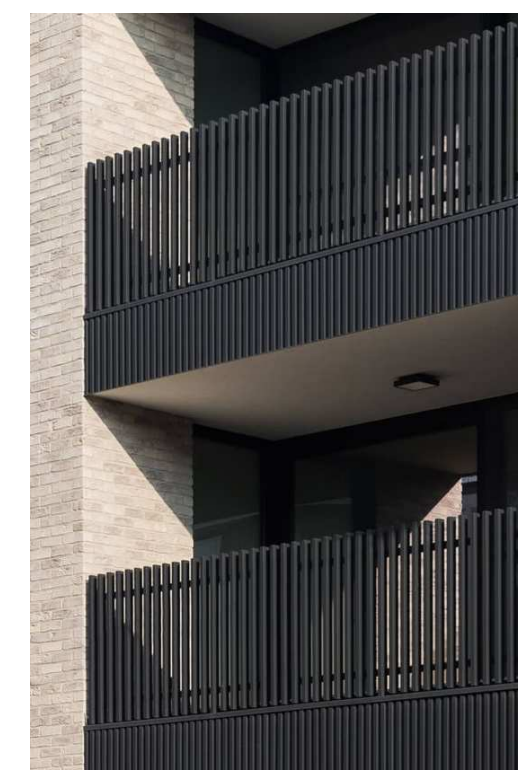


ME-02
GARAGE DOOR
LIGHT TONE

AL-02
WINDOW FRAMING - LIGHT FINISH

FENCE REFERENCES

APARTMENT



TOWNHOUSES



Warren and Mahoney Living
Australia Pty Ltd
Level 3, 380 Collins Street
Melbourne VIC 3000
Australia
Phone + 61 3 8547 6977

Registered Architects and Designers
www.warrenandmahoney.com
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In collaboration with
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Level 42, 80 Collins Street
Melbourne Victoria 3000
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Revisions
A 23/11/2022 TOWN PLANNING
B 03/04/2023 TOWN PLANNING RFI

Notes

Consultants
Project Manager
Matter Consulting
Structural Engineer
JHA Consulting Engineers
Mechanical Engineer

Fire Engineer
JHA Consulting Engineers
Electrical Engineer

Client
LYCASIA GROUP

Project Title
256-262
HUNTINGDALE
256-262 Huntingdale Rd
Huntingdale VIC 3166

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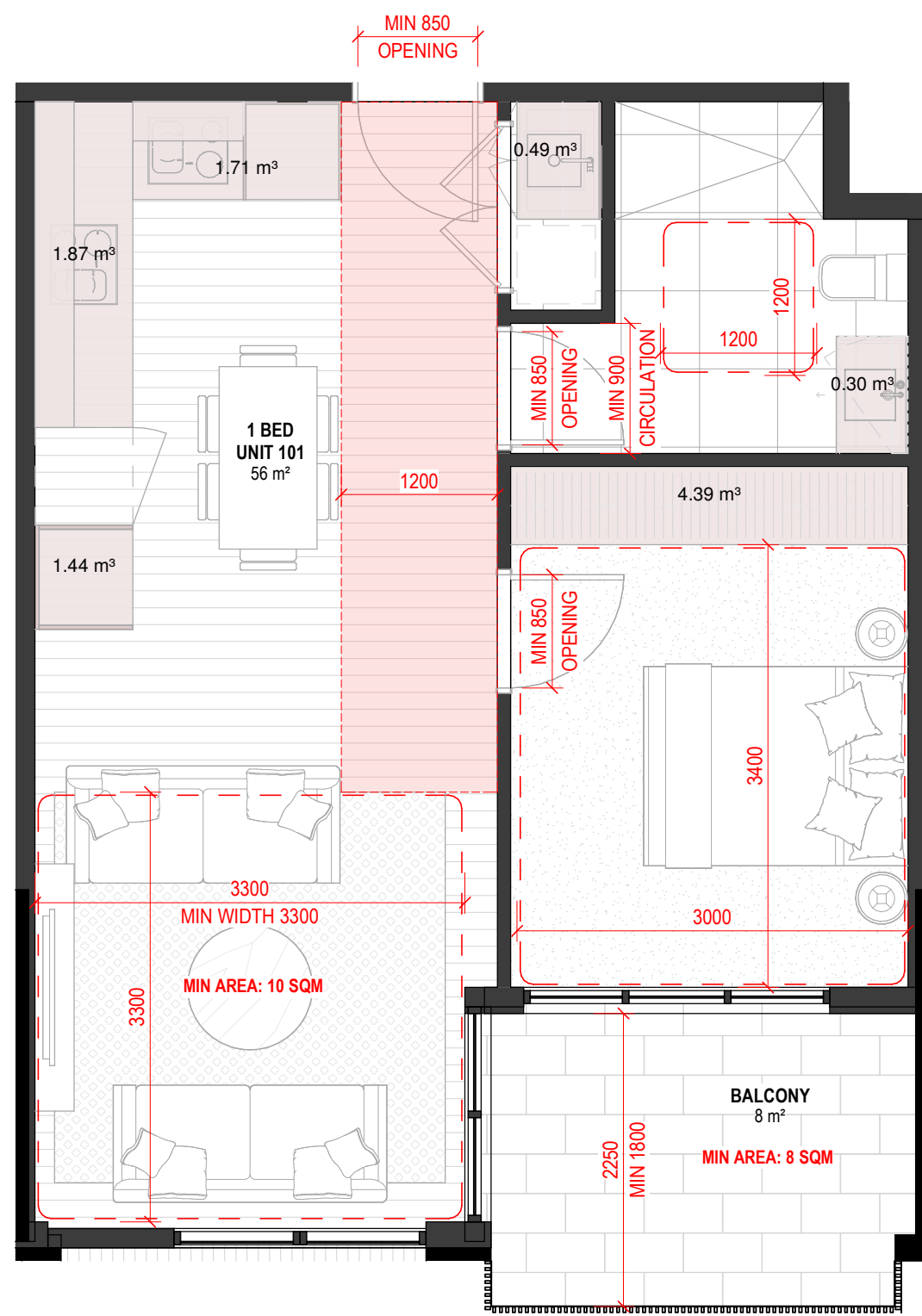
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Material Schedule

Drawing Status
TOWN PLANNING

Drawing Details
Scale @ A1
Date 03/04/2023
Job No 9790
Drawn Author
Checked Checker

Drawing No TP06.01
Revision **B**

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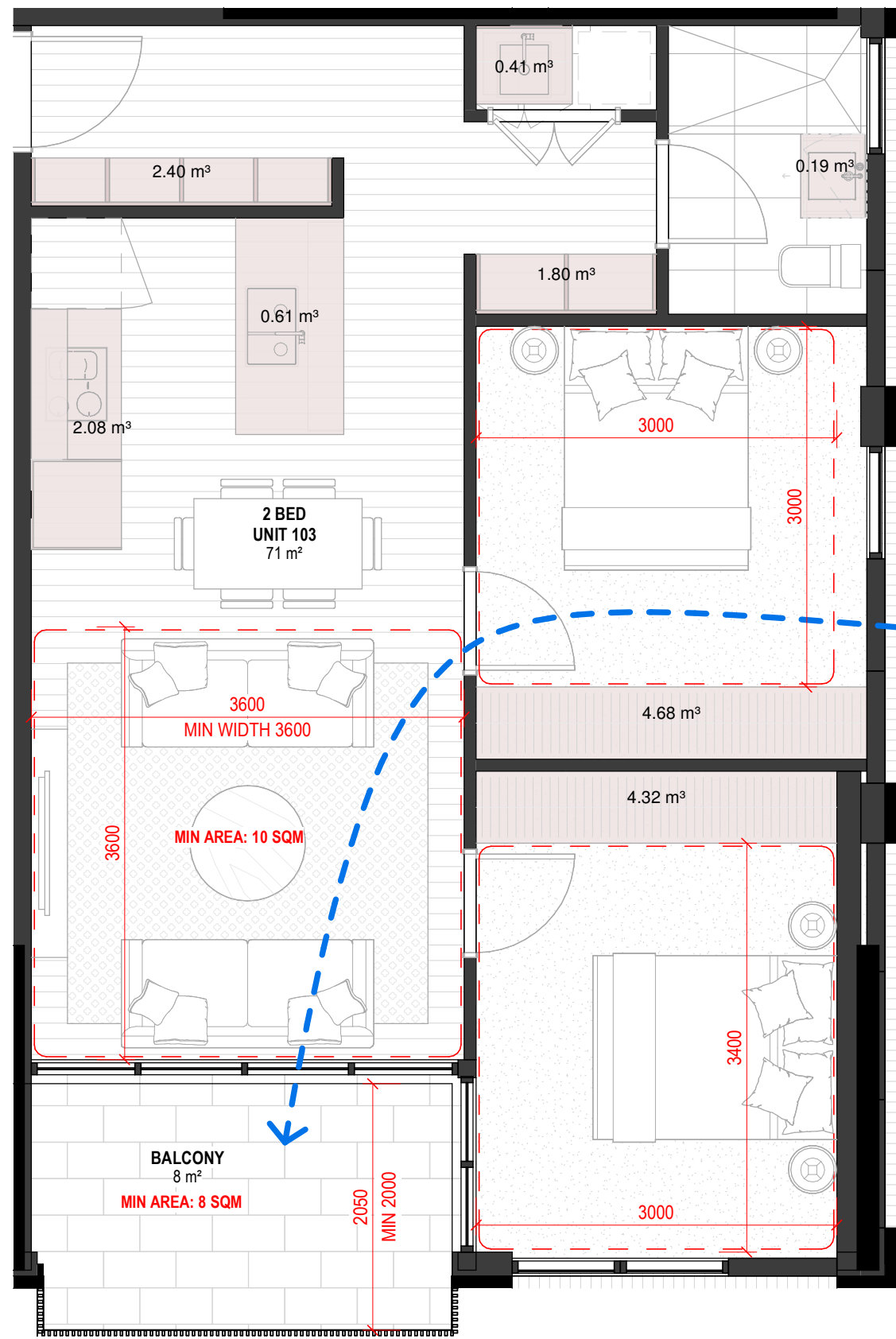


APARTMENT TYPE ASSESSMENT:

| | |
|-------------------------------|---------------|
| Apartment Number | 01,02,12 & 13 |
| Quantity | 13 |
| No. of Bed | 1 |
| Natural Ventilation | No |
| Adaptable | Yes |
| Balcony Area [Required: 8 m²] | 8 m² |

STORAGE - UNIT 101

| LEVEL | UNIT | VOLUME | COUNT |
|----------------|----------------|----------|-------|
| L-01 | Unit 101 - 1BR | 10.21 m³ | 6 |
| Unit 101 - 1BR | | 10.21 m³ | 6 |



APARTMENT TYPE ASSESSMENT:

| | |
|-------------------------------|---------|
| Apartment Number | 03 & 14 |
| Quantity | 8 |
| No. of Bed | 2 |
| Natural Ventilation | YES |
| Adaptable | No |
| Balcony Area [Required: 8 m²] | 8 m² |

STORAGE - UNIT 103

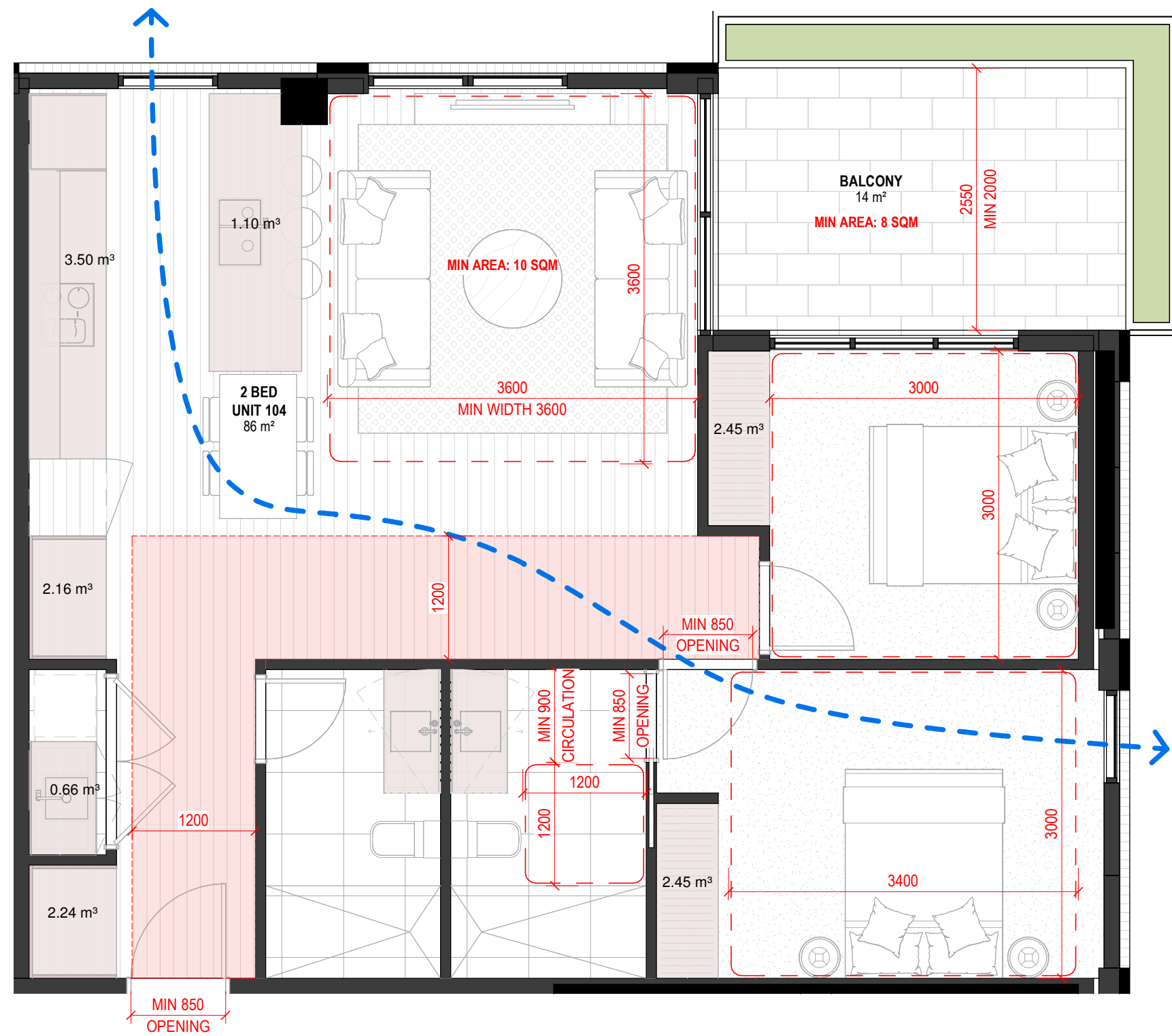
| LEVEL | UNIT | VOLUME | COUNT |
|----------------|----------------|----------|-------|
| L-01 | Unit 103 - 2BR | 16.49 m³ | 8 |
| Unit 103 - 2BR | | 16.49 m³ | 8 |

Unit 01, 02, 12 & 13 - 1BR

1:50

Unit 03 & 14 - 2BR

1:50



APARTMENT TYPE ASSESSMENT:

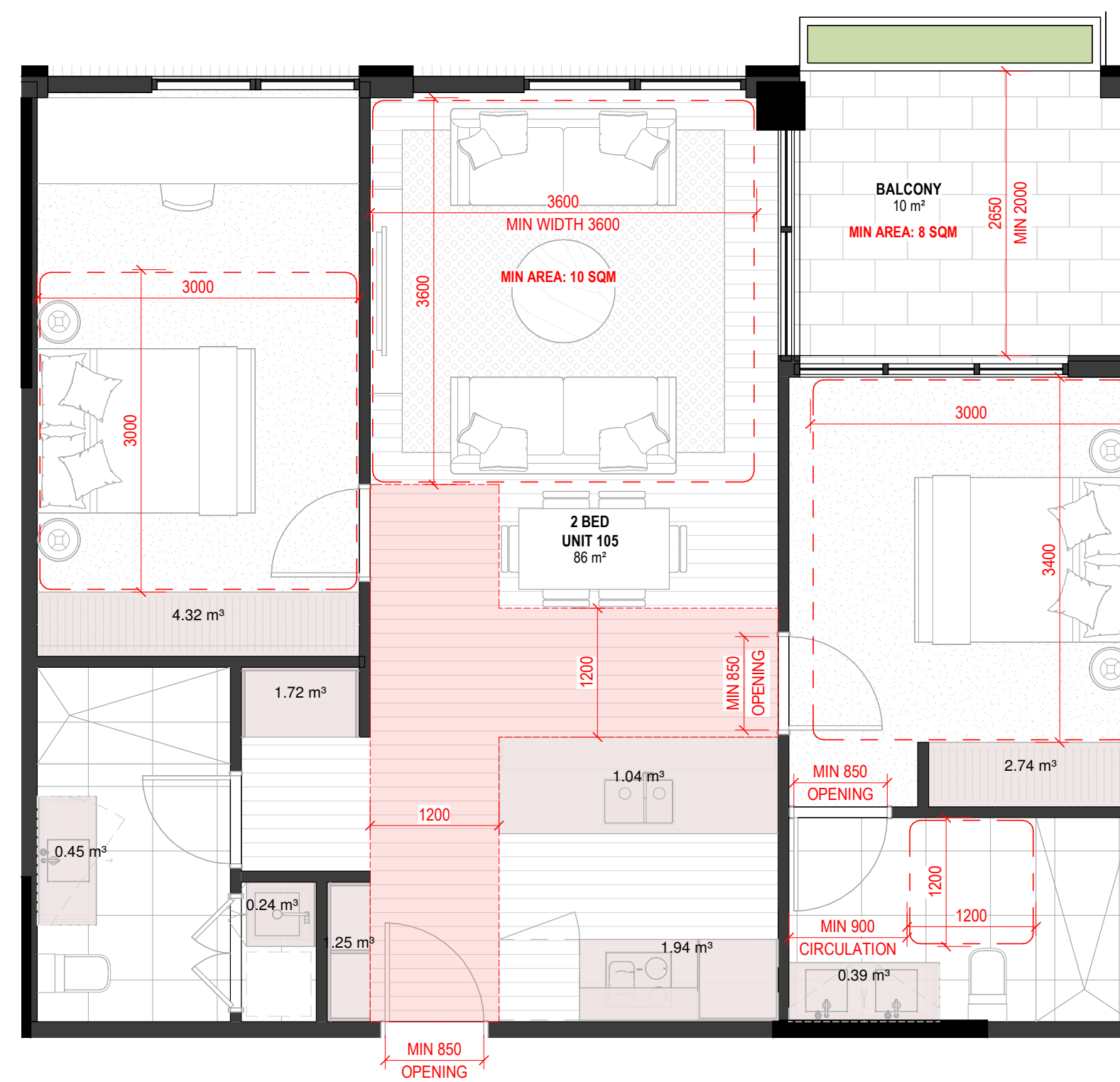
| | |
|-------------------------------|---------|
| Apartment Number | 04 & 15 |
| Quantity | 8 |
| No. of Bed | 2 |
| Natural Ventilation | YES |
| Adaptable | YES |
| Balcony Area [Required: 8 m²] | 14 m² |

STORAGE - UNIT 104

| LEVEL | UNIT | VOLUME | COUNT |
|----------------|----------------|----------|-------|
| L-01 | Unit 104 - 2BR | 15.45 m³ | 9 |
| Unit 104 - 2BR | | 15.45 m³ | 9 |

Unit 04 & 15 - 2BR

1:50



APARTMENT TYPE ASSESSMENT:

| | |
|-------------------------------|---------|
| Apartment Number | 05 & 16 |
| Quantity | 8 |
| No. of Bed | 2 |
| Natural Ventilation | No |
| Adaptable | YES |
| Balcony Area [Required: 8 m²] | 10 m² |

STORAGE - UNIT 105

| LEVEL | UNIT | VOLUME | COUNT |
|----------------|----------------|----------|-------|
| L-01 | Unit 105 - 2BR | 14.08 m³ | 9 |
| Unit 105 - 2BR | | 14.08 m³ | 9 |

Unit 05 & 16 - 2BR

1:50

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 Level 3, 380 Collins Street
 Melbourne VIC 3000
 Australia
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 Melbourne Victoria 3000
 studio@conceptblack.com.au
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Revisions
 A 23/11/2022 TOWN PLANNING
 B 03/04/2023 TOWN PLANNING RFI

Notes

Consultants
 Project Manager
 Matter Consulting
 Structural Engineer
 JHA Consulting Engineers
 Mechanical Engineer
 Fire Engineer
 JHA Consulting Engineers
 Electrical Engineer

Client
 LYCASIA GROUP

Project Title
 256-262
 HUNTINGDALE
 256-262 Huntingdale Rd
 Huntingdale VIC 3166

Drawing Title
 Unit Plans - Units 01 to
 05

Drawing Details
 Scale 1:50@A1
 Date 03/04/2023
 Job No 9790
 Drawn Author
 Checked Checker

Drawing Status
 TOWN PLANNING

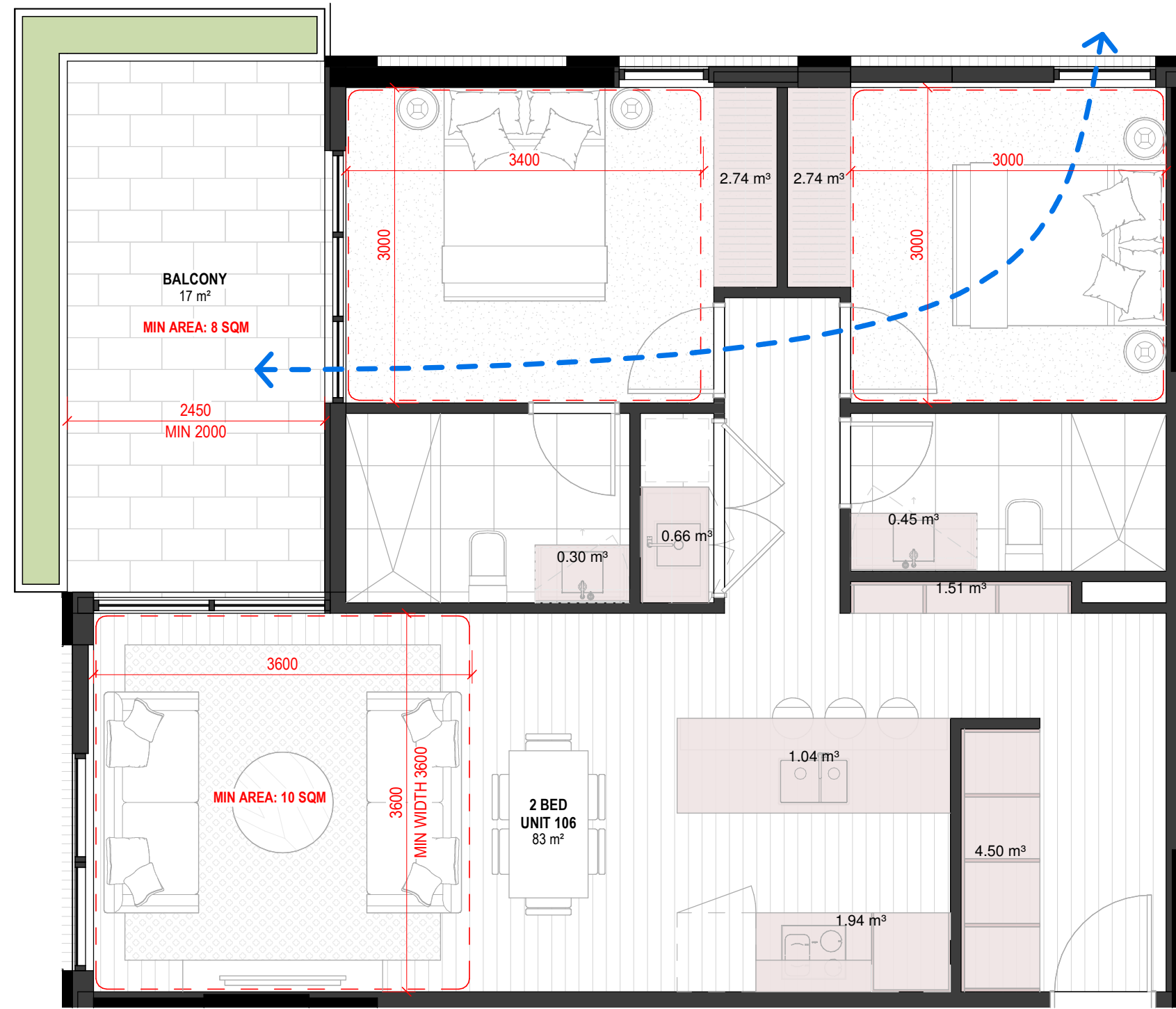
Drawing No TP07.01
 Revision B

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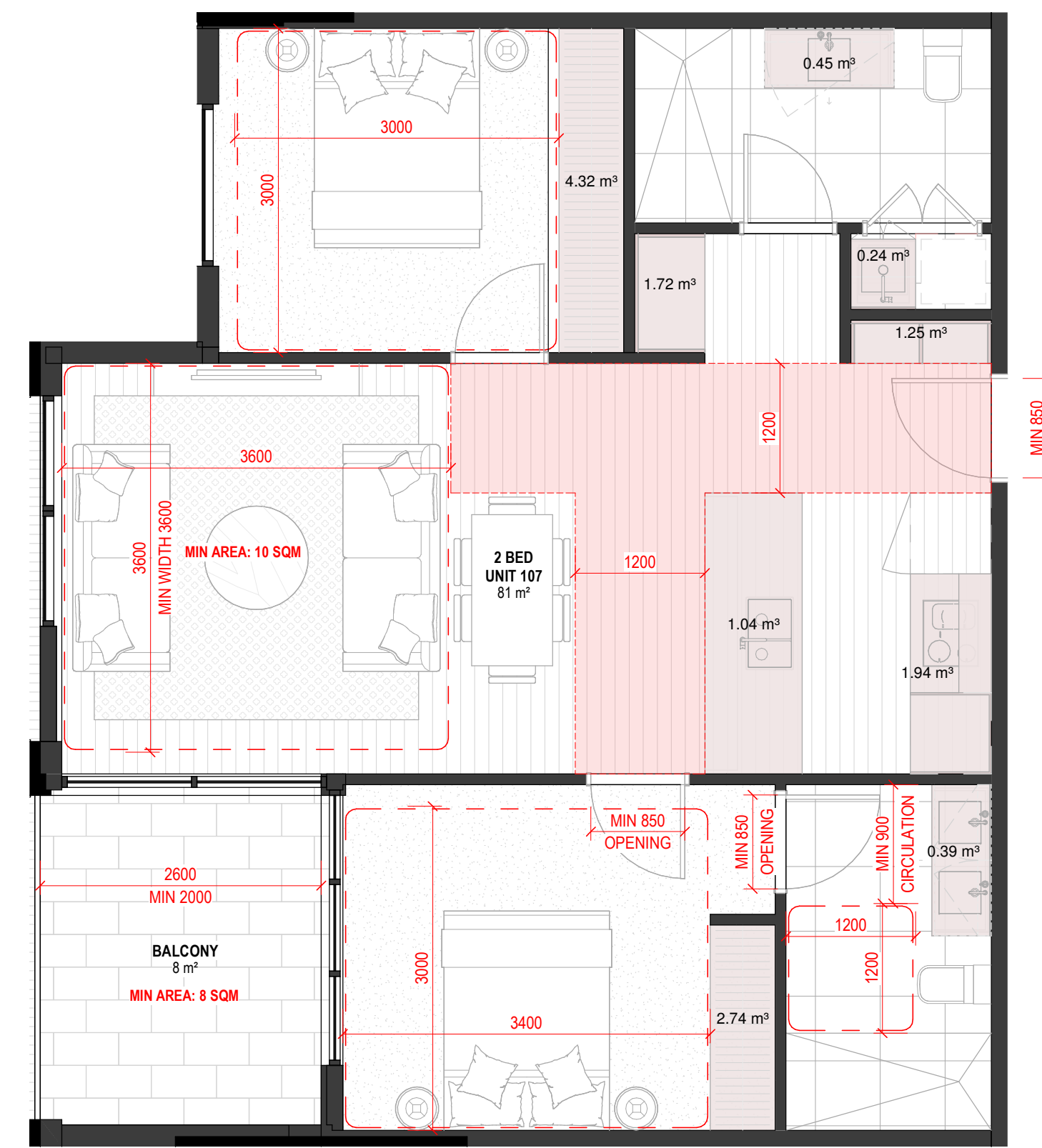


| APARTMENT TYPE ASSESSMENT: | |
|-------------------------------|---------|
| Apartment Number | 06 & 11 |
| Quantity | 8 |
| No. of Bed | 2 |
| Natural Ventilation | YES |
| Adaptable | No |
| Balcony Area [Required: 8 m²] | 17 m² |

| STORAGE - UNIT 106 | | | |
|--------------------|----------------|----------|-------|
| LEVEL | UNIT | VOLUME | COUNT |
| L-01 | Unit 106 - 2BR | 15.87 m³ | 9 |
| | Unit 106 - 2BR | 15.87 m³ | 9 |

Unit 06 & 11 - 2BR

1:50

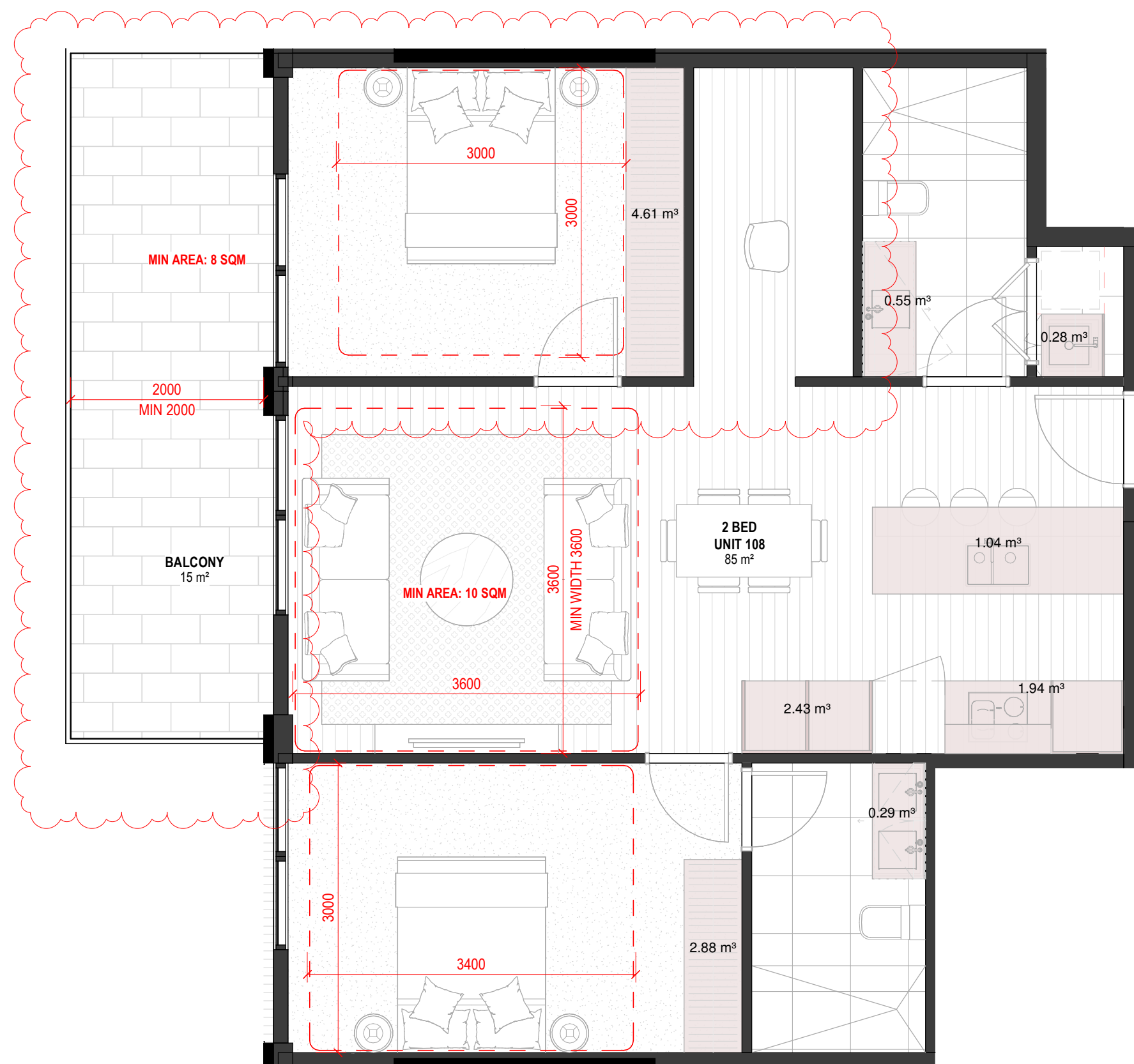


| APARTMENT TYPE ASSESSMENT: | |
|-------------------------------|---------|
| Apartment Number | 07 & 10 |
| Quantity | 8 |
| No. of Bed | 2 |
| Natural Ventilation | No |
| Adaptable | Yes |
| Balcony Area [Required: 8 m²] | 8 m² |

| STORAGE - UNIT 107 | | | |
|--------------------|----------------|----------|-------|
| LEVEL | UNIT | VOLUME | COUNT |
| L-01 | Unit 107 - 2BR | 14.08 m³ | 9 |
| | Unit 107 - 2BR | 14.08 m³ | 9 |

Unit 07 & 10 - 2BR

1:50



| APARTMENT TYPE ASSESSMENT: | |
|-------------------------------|-------|
| Apartment Number | 08 |
| Quantity | 3 |
| No. of Bed | 2 |
| Natural Ventilation | No |
| Adaptable | No |
| Balcony Area [Required: 8 m²] | 15 m² |

| STORAGE - UNIT 108 | | | |
|--------------------|----------------|----------|-------|
| LEVEL | UNIT | VOLUME | COUNT |
| L-01 | Unit 108 - 2BR | 14.02 m³ | 8 |
| | Unit 108 - 2BR | 14.02 m³ | 8 |

Unit 08 - 2BR

1:50



| APARTMENT TYPE ASSESSMENT: | |
|-------------------------------|-------|
| Apartment Number | 09 |
| Quantity | 4 |
| No. of Bed | 2 |
| Natural Ventilation | No |
| Adaptable | No |
| Balcony Area [Required: 8 m²] | 15 m² |

| STORAGE - UNIT 109 | | | |
|--------------------|----------------|----------|-------|
| LEVEL | UNIT | VOLUME | COUNT |
| L-01 | Unit 109 - 2BR | 14.63 m³ | 9 |
| | Unit 109 - 2BR | 14.63 m³ | 9 |

Unit 09 - 2BR

1:50

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 Melbourne VIC 3000
 Australia
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 Melbourne Victoria 3000
 studio@conceptblack.com.au
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 A 23/11/2022 TOWN PLANNING
 B 03/04/2023 TOWN PLANNING RFI

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Project Title
 256-262
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Drawing Title
 Unit Plans - Units 06 to 09

Drawing Status
 TOWN PLANNING

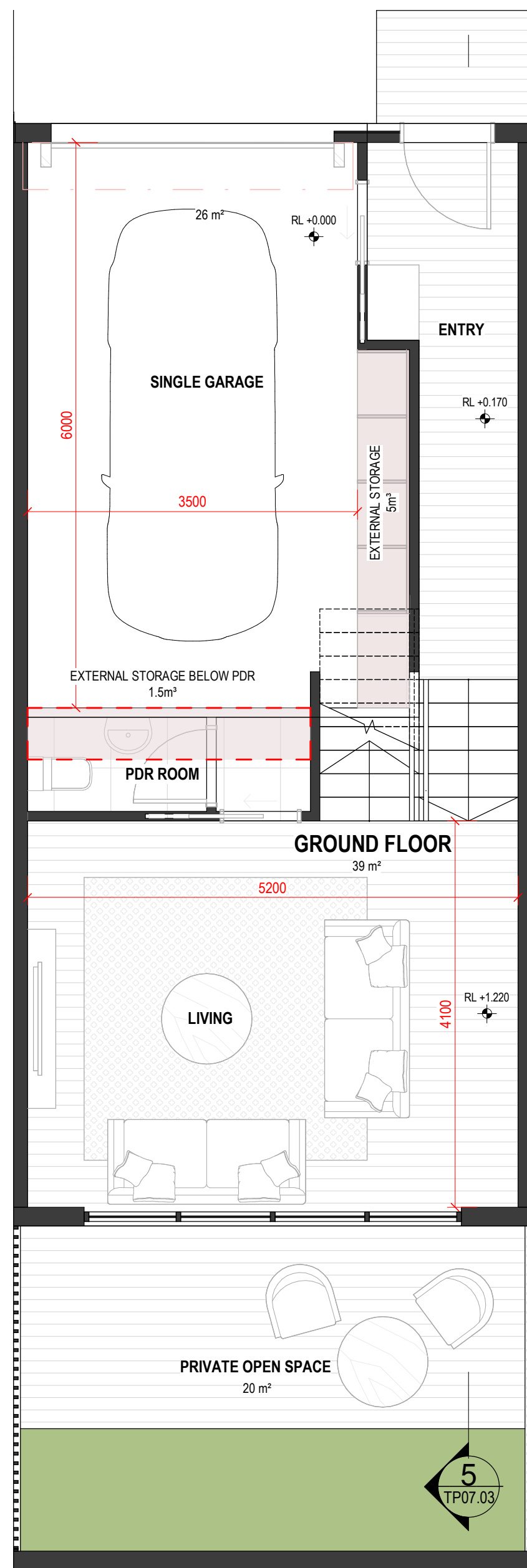
Drawing Details
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 Date 03/04/2023
 Job No 9790
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Drawing No TP07.02
 Revision B

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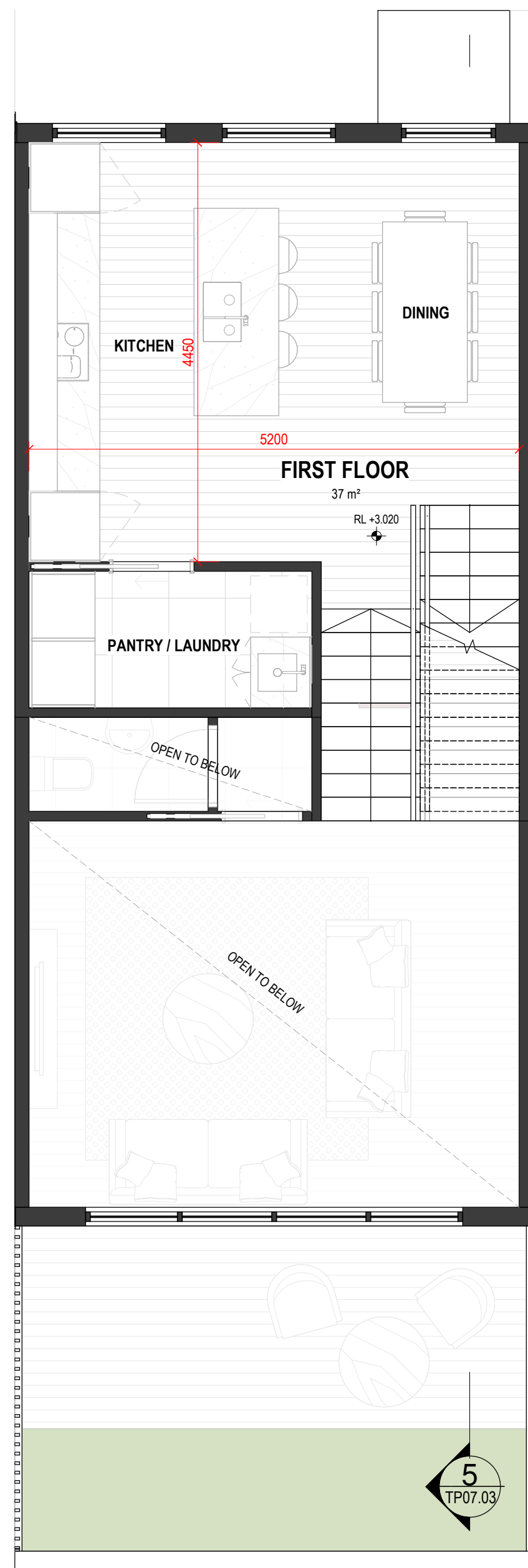
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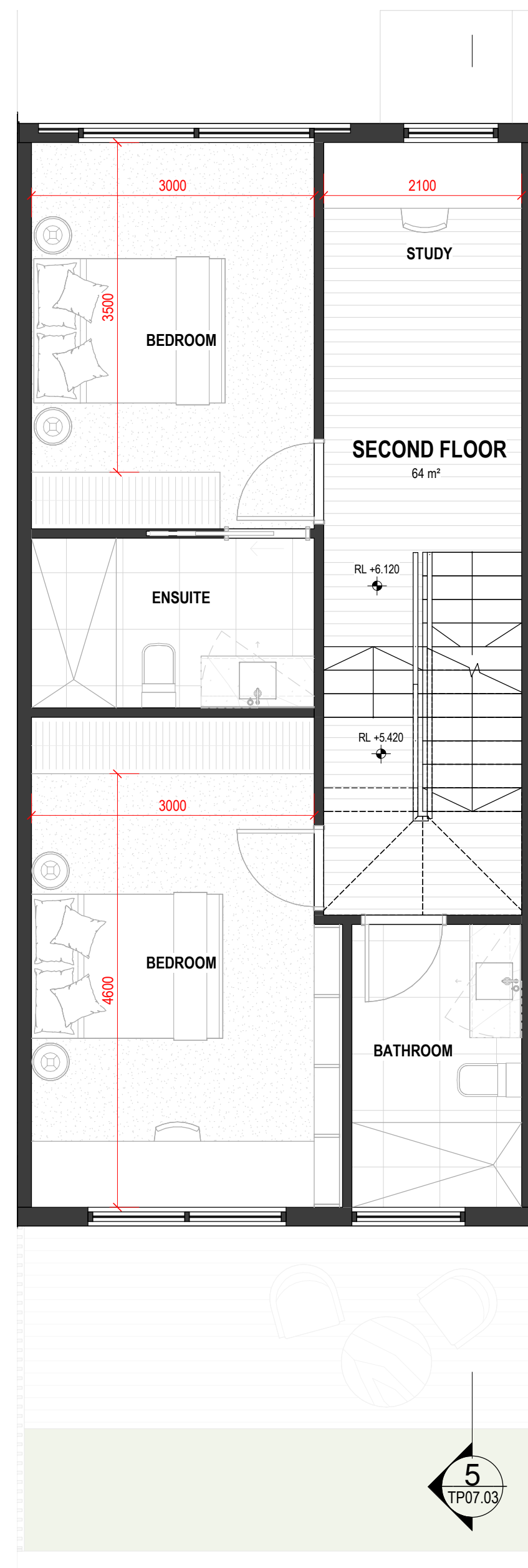
Townhouse 02, 04, 06 & 08 - 3BR - L00

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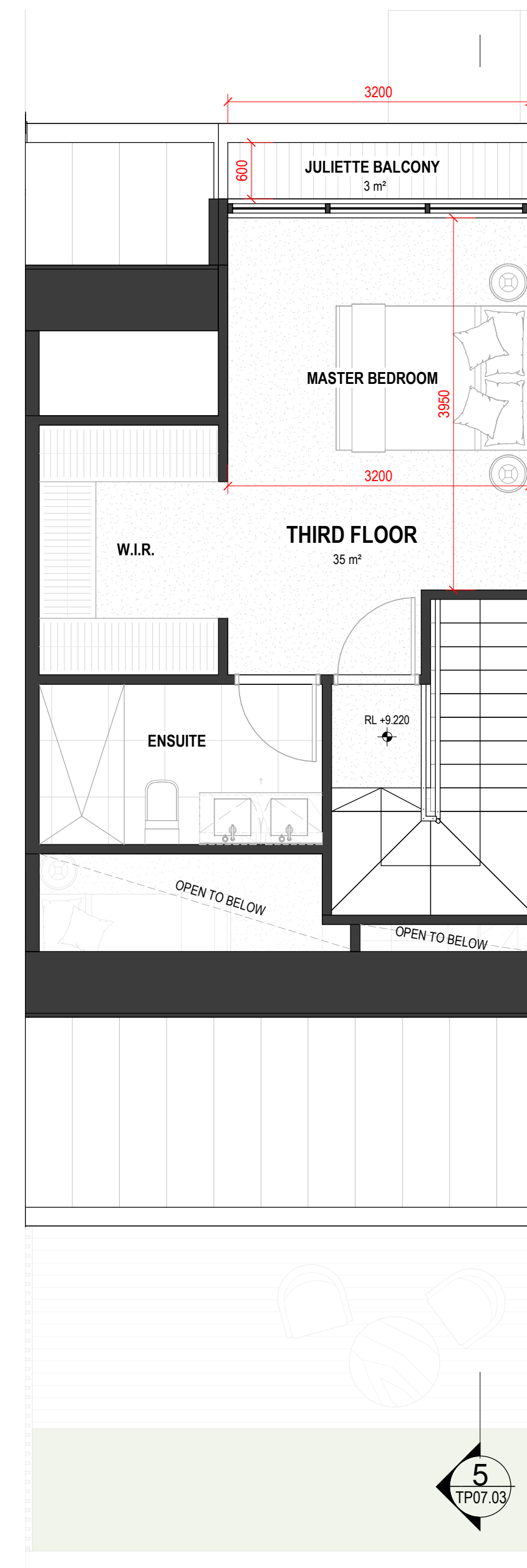
Townhouse 02, 04, 06 & 08 - 3BR - L01

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Townhouse 02, 04, 06 & 08 - 3BR - L02

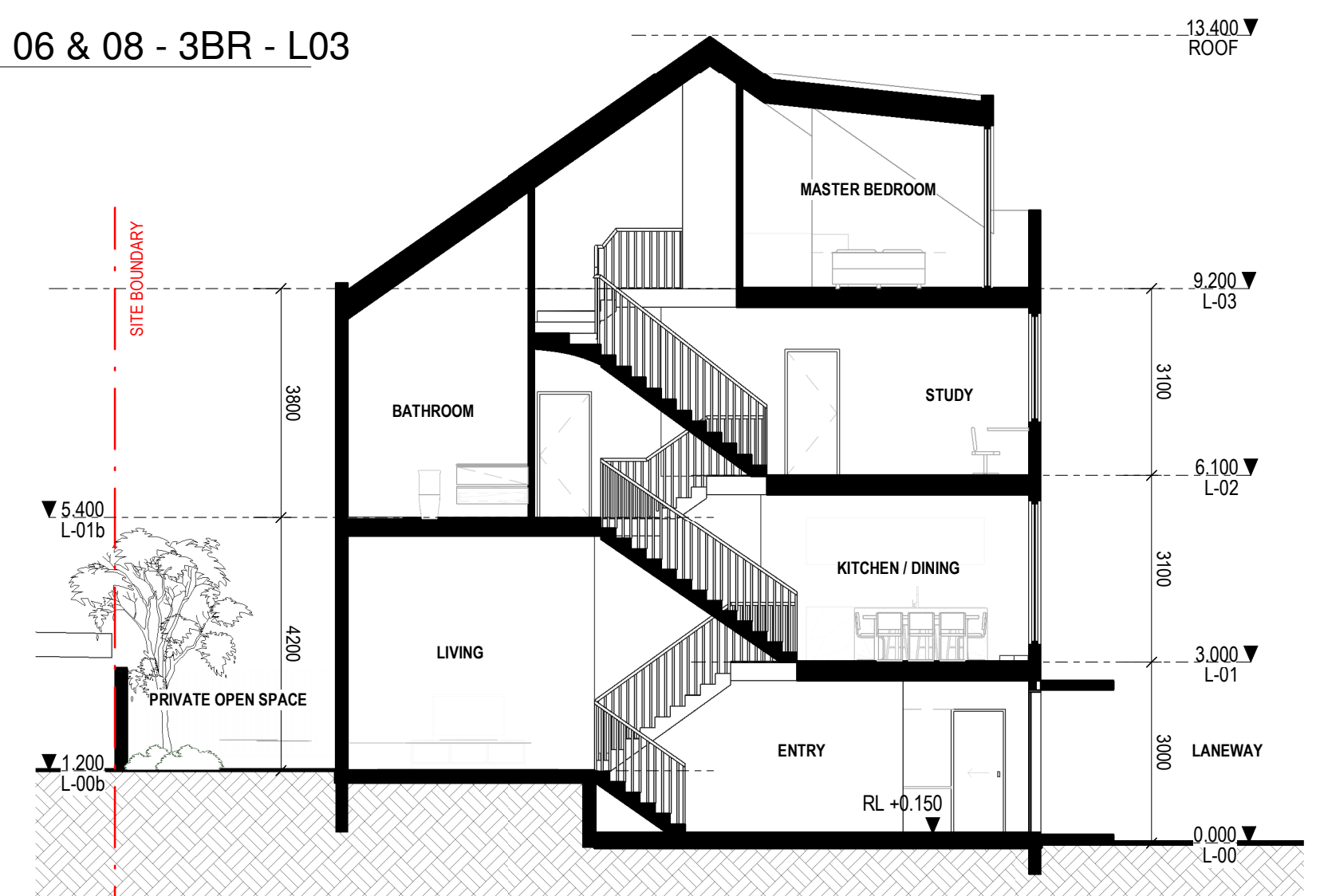
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Townhouse 02, 04, 06 & 08 - 3BR - L03

1:50

| TOWNHOUSE TYPE ASSESSMENT: | |
|--------------------------------------|-----------------|
| Townhouse Number | 02, 04, 06 & 08 |
| Quantity | 4 |
| No. of Floors | 4 |
| No. of Bed | 3 |
| No. of Cars | 1 |
| Private Open Space | 20 / 41 m² |
| External Storage (min 6m³) [55.05-6] | 6.5 m³ |



Townhouse 3BR - Section

1:100

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 Australia Pty Ltd
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 Melbourne VIC 3000
 Australia
 Phone + 61 3 8547 6977

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Drawing Title
 Townhouse Plans -
 3BR

Drawing Status
 TOWN PLANNING

Drawing Details
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 Date 03/04/2023
 Job No 9790
 Drawn Author
 Checked Checker

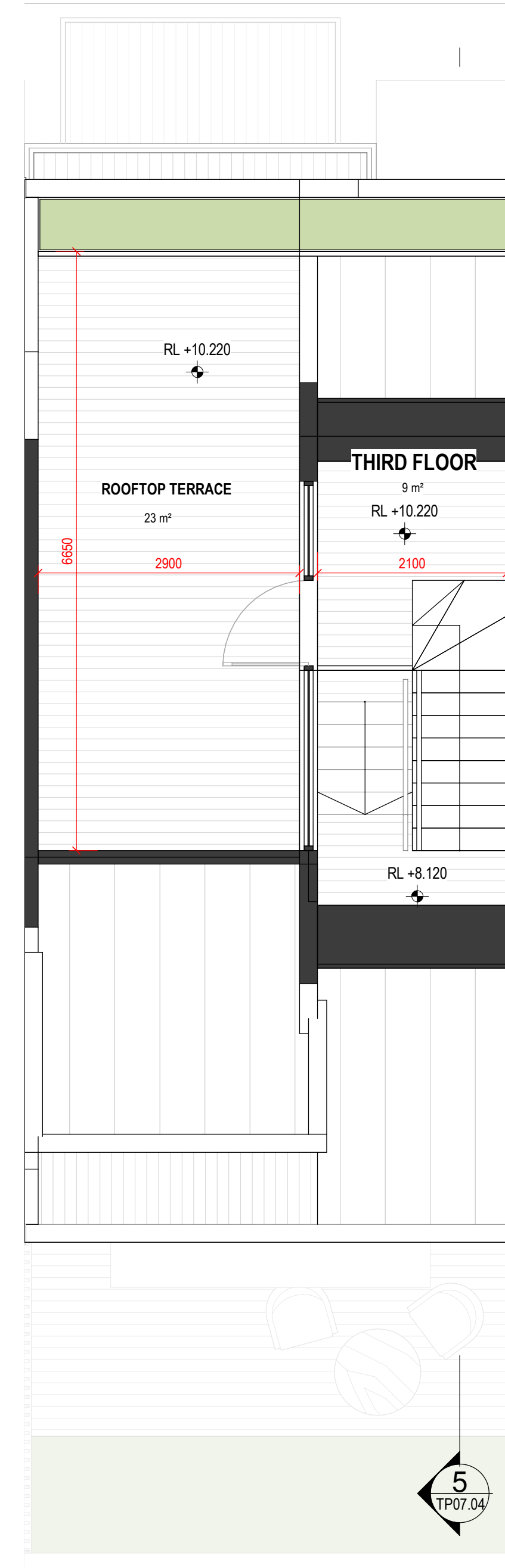
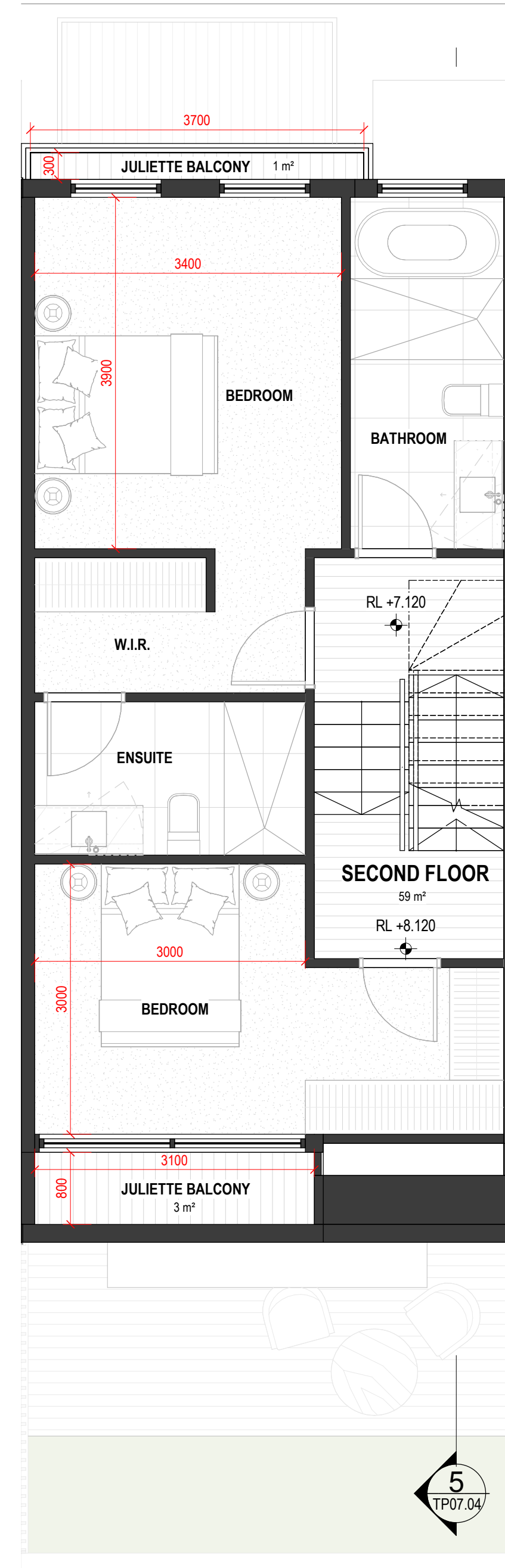
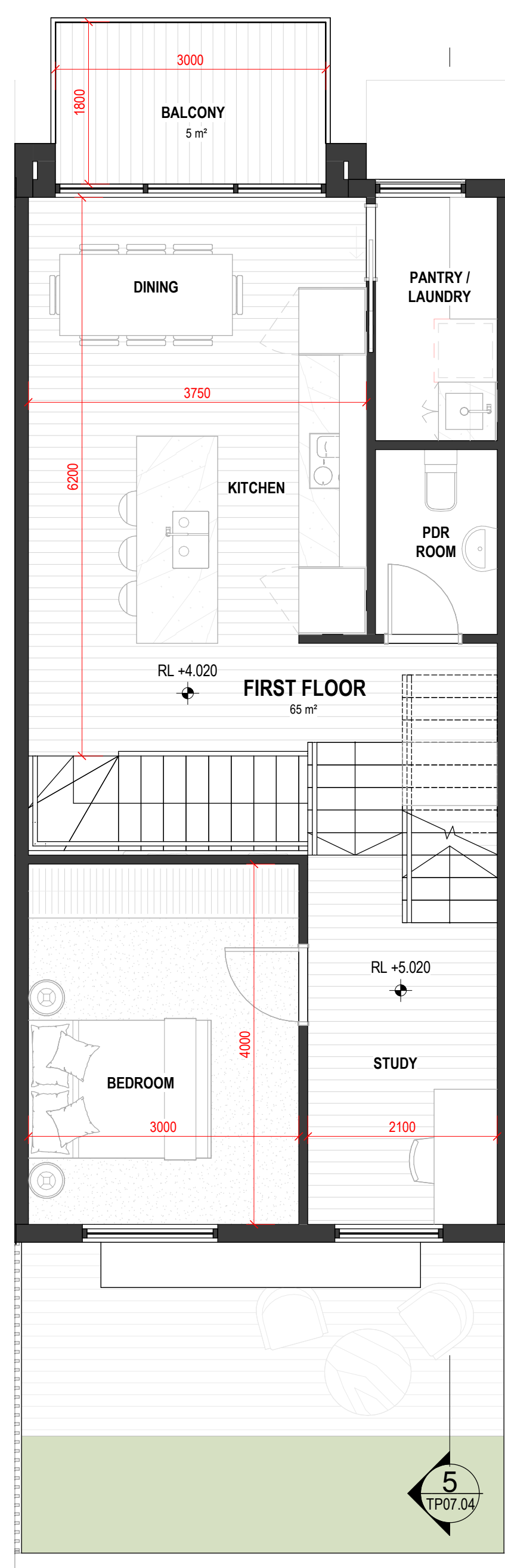
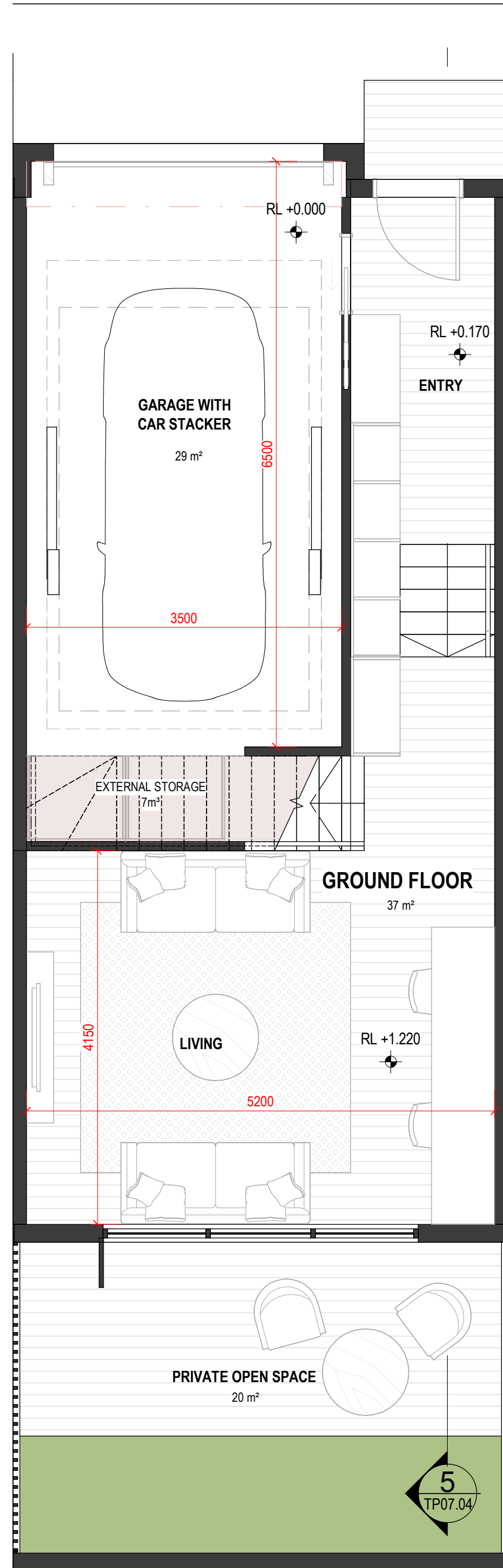
Drawing No
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Townhouse 03, 05, 07 & 09 - 3BR+Stacker - L00

Townhouse 03, 05, 07 & 09 - 3BR+Stacker - L01

Townhouse 03, 05, 07 & 09 - 3BR+Stacker - L02

Townhouse 03, 05, 07 & 09 - 3BR+Stacker - L03

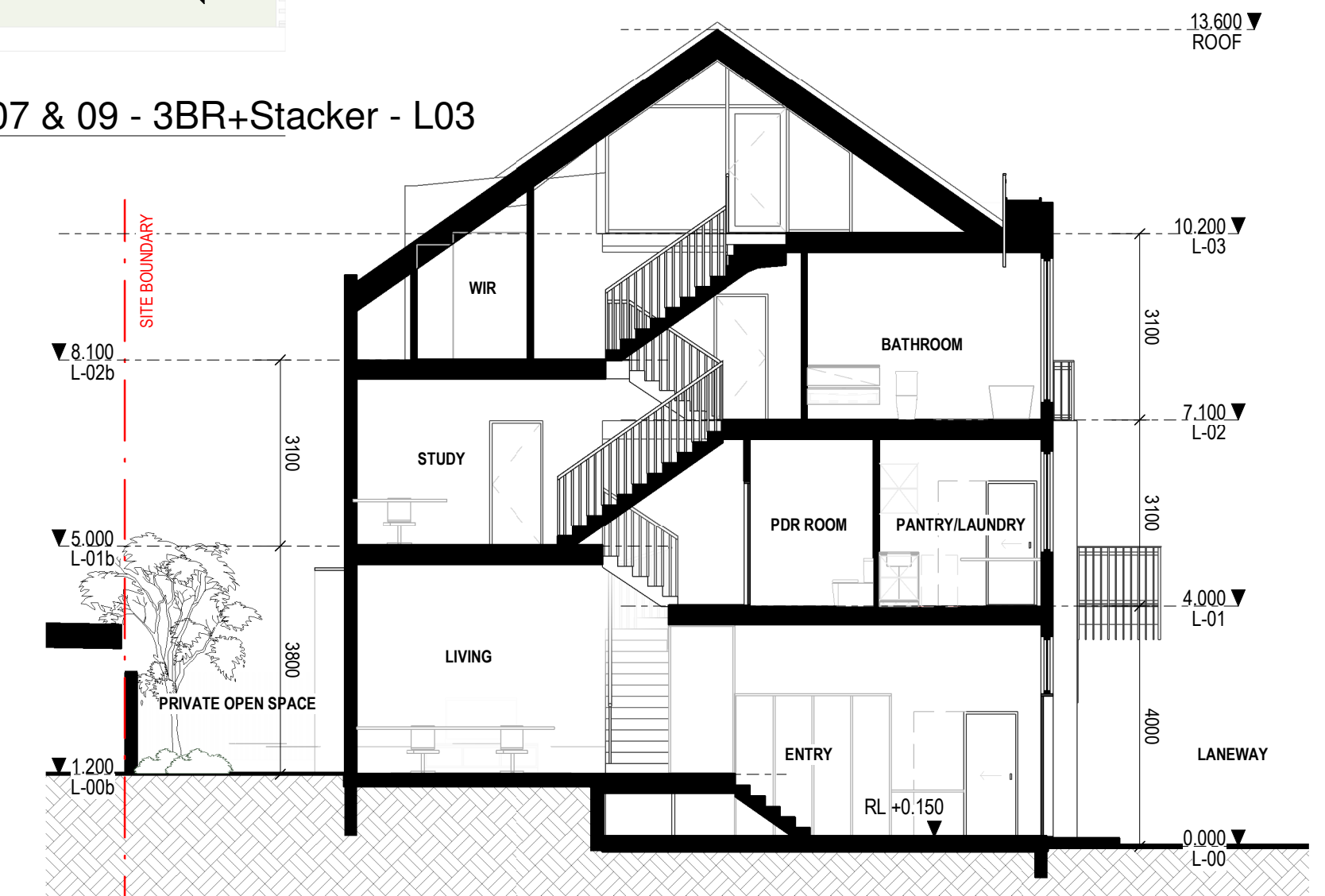
1:50

1:50

1:50

1:50

| TOWNHOUSE TYPE ASSESSMENT: | |
|--------------------------------------|-----------------|
| Townhouse Number | 03, 05, 07 & 09 |
| Quantity | 4 |
| No. of Floors | 4 |
| No. of Bed | 3 |
| No. of Cars | 2 |
| Private Open Space | 20 / 41 m² |
| External Storage (min 6m³) [55.05-6] | 7 m³ |



Townhouse 3BR+Carstacker - Section

1:100

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 Australia Pty Ltd
 Level 3, 380 Collins Street
 Melbourne VIC 3000
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 Phone + 61 3 8547 6977

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 256-262 Huntingdale Rd
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Drawing Title
 Townhouse Plans -
 3BR+Stacker

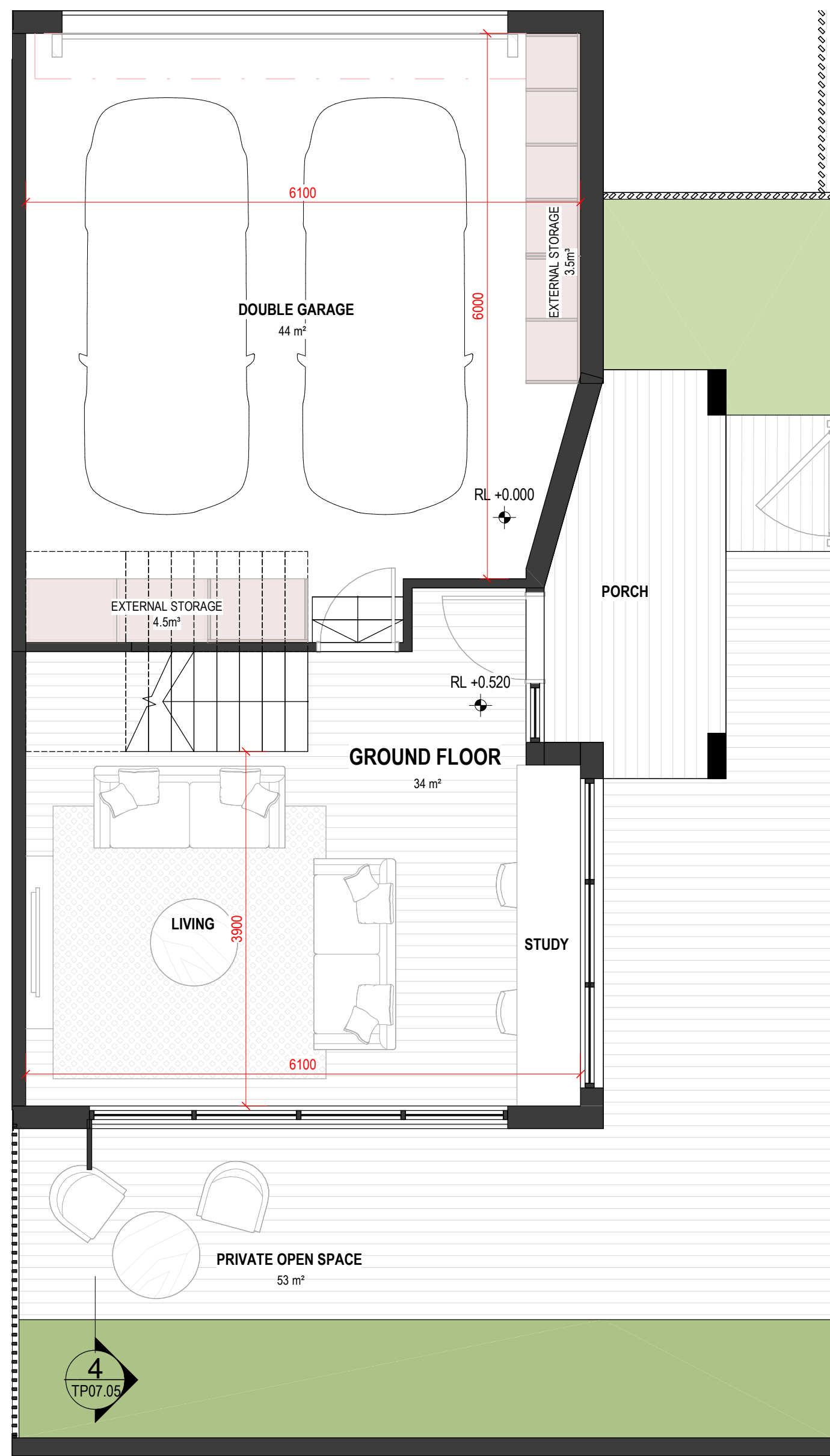
Drawing Status
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Drawing Details
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 Date 03/04/2023
 Job No 9790
 Drawn Author
 Checked Checker

Drawing No
 TP07.04
 Revision
 A

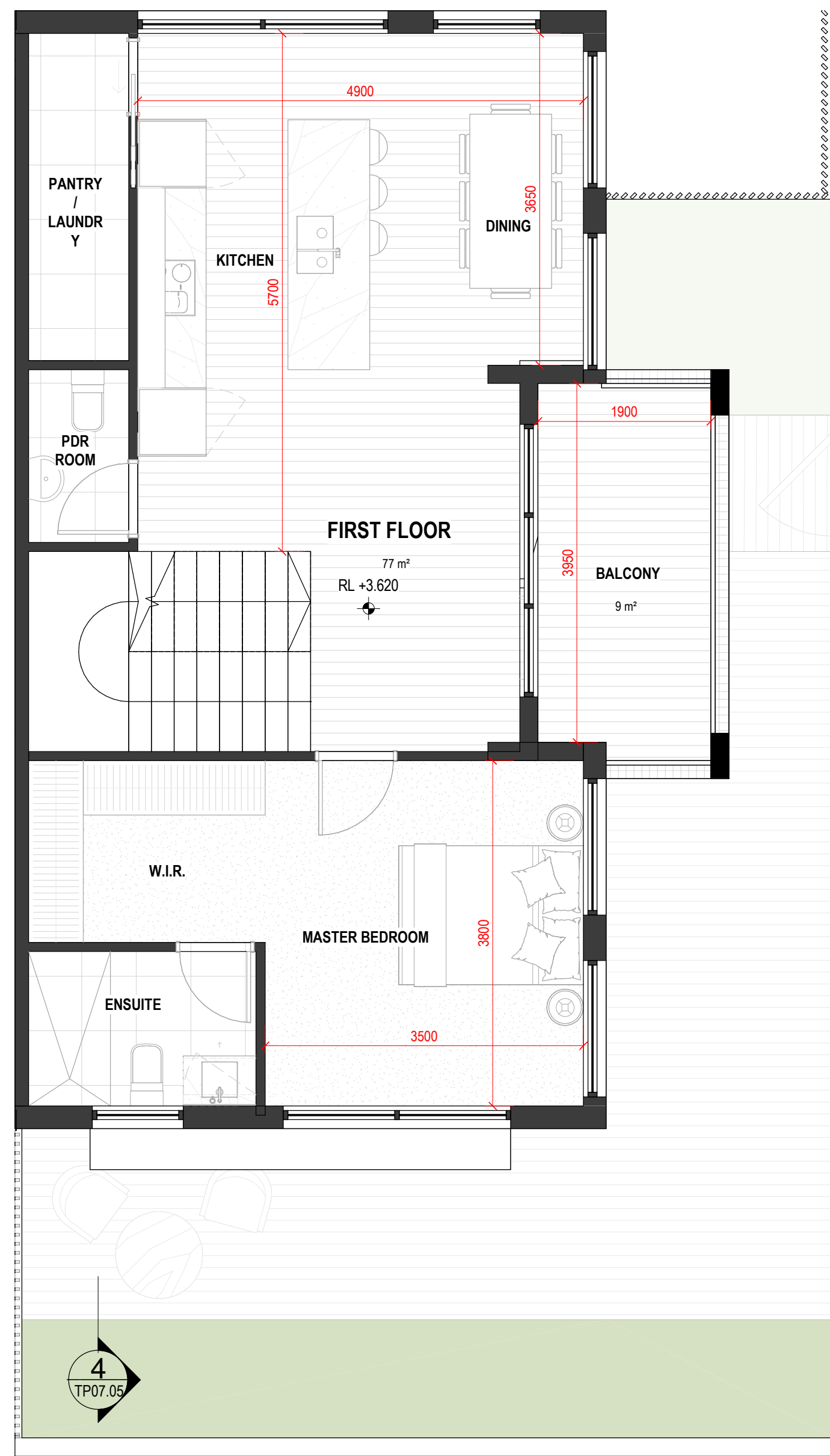
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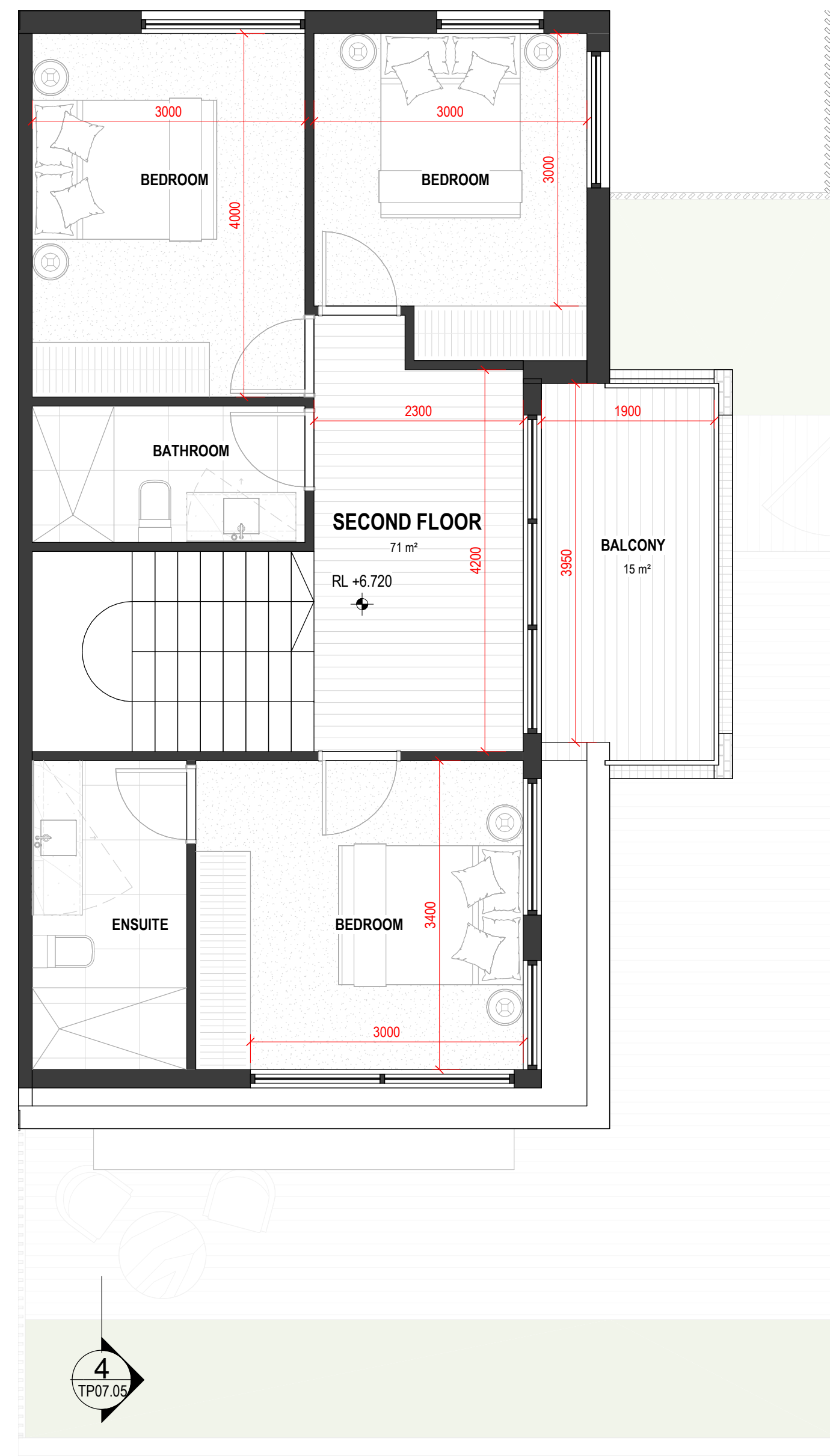
Townhouse 01 & 10 - 4BR - L00

1:50



Townhouse 01 & 10 - 4BR - L01

1:50

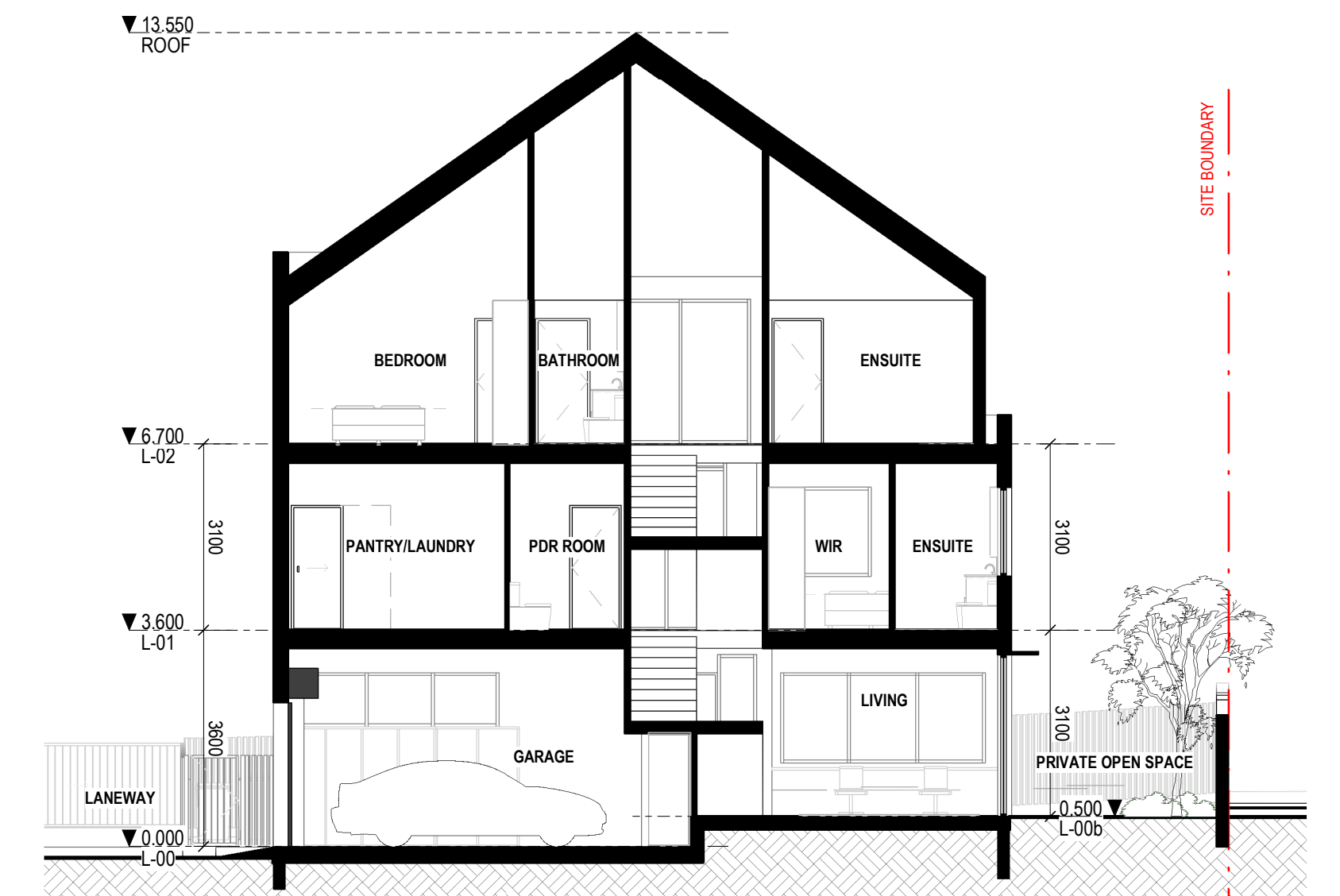


Townhouse 01 & 10 - 4BR - L02

1:50

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| TOWNHOUSE TYPE ASSESSMENT: | |
|--------------------------------------|------------|
| Townhouse Number | 01 & 10 |
| Quantity | 2 |
| No. of Floors | 3 |
| No. of Bed | 4 |
| No. of Cars | 2 |
| Private Open Space | 53 / 88 m² |
| External Storage (min 6m³) [55.05-6] | 8 m³ |



Townhouse 4BR - Section

1:100

Warren and Mahoney Living
Australia Pty Ltd
Level 3, 380 Collins Street
Melbourne VIC 3000
Australia
Phone + 61 3 8547 6977

In collaboration with
Concept Black Pty Ltd
Level 42, 80 Collins Street
Melbourne Victoria 3000
studio@conceptblack.com.au
www.conceptblack.com.au

Revisions
A 03/04/2023 TOWN PLANNING RFI

Notes

Consultants
Project Manager
Matter Consulting
Structural Engineer
JHA Consulting Engineers
Mechanical Engineer

Fire Engineer
JHA Consulting Engineers
Electrical Engineer

Client
LYCASIA GROUP

Project Title
256-262
HUNTINGDALE
256-262 Huntingdale Rd
Huntingdale VIC 3166

All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Living Australia Pty Ltd.

Drawing Title
Townhouse Plans -
4BR

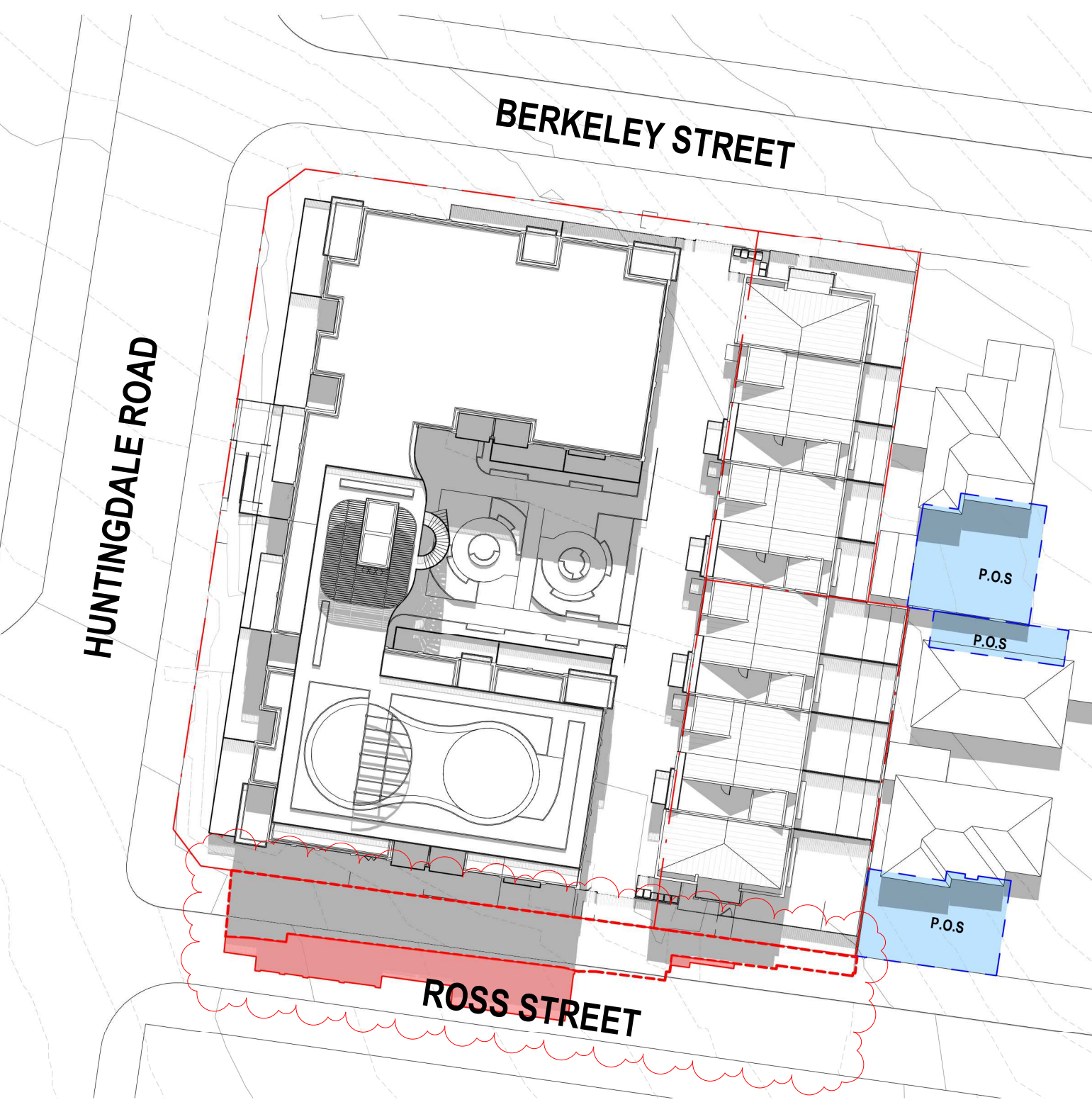
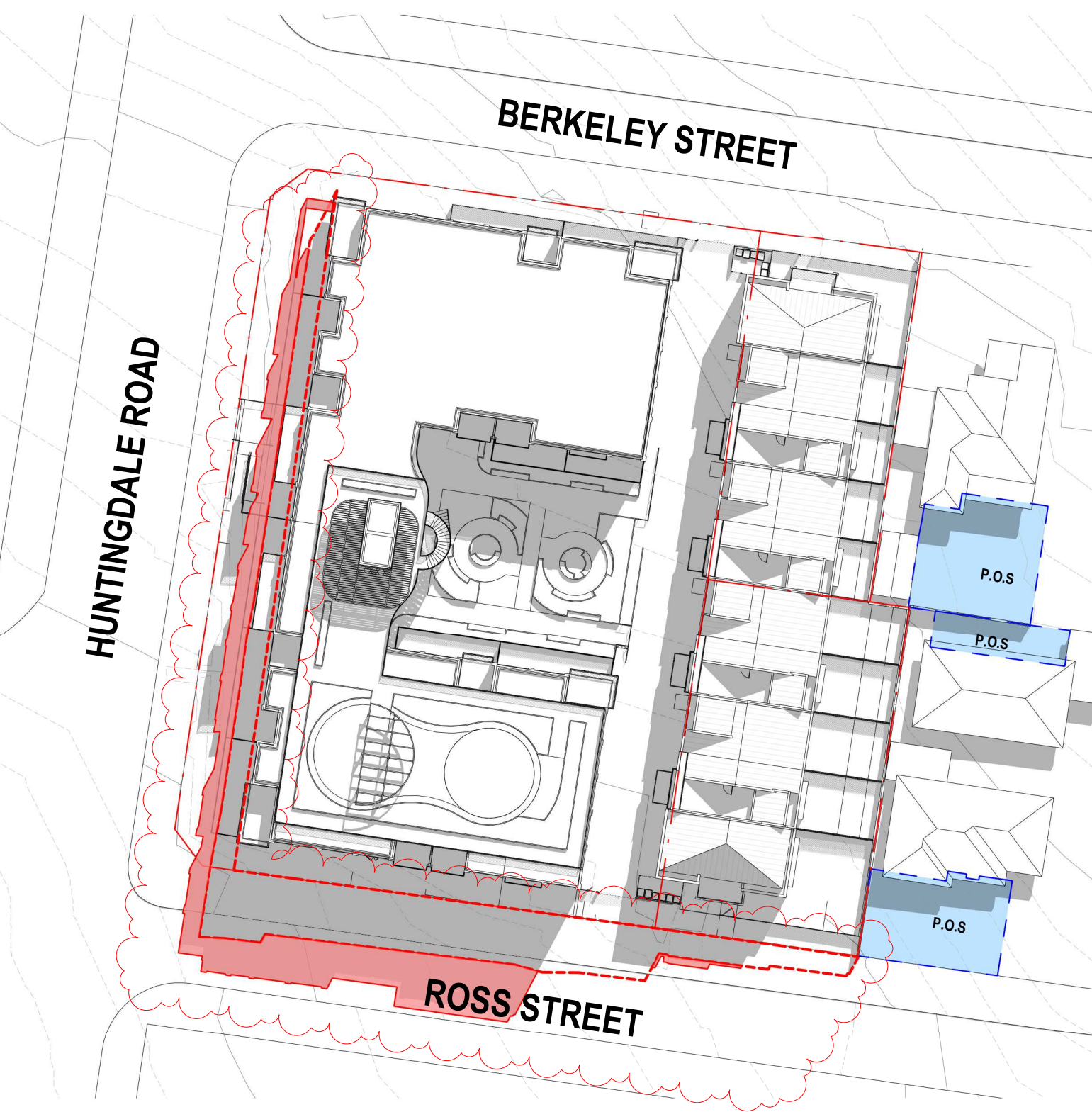
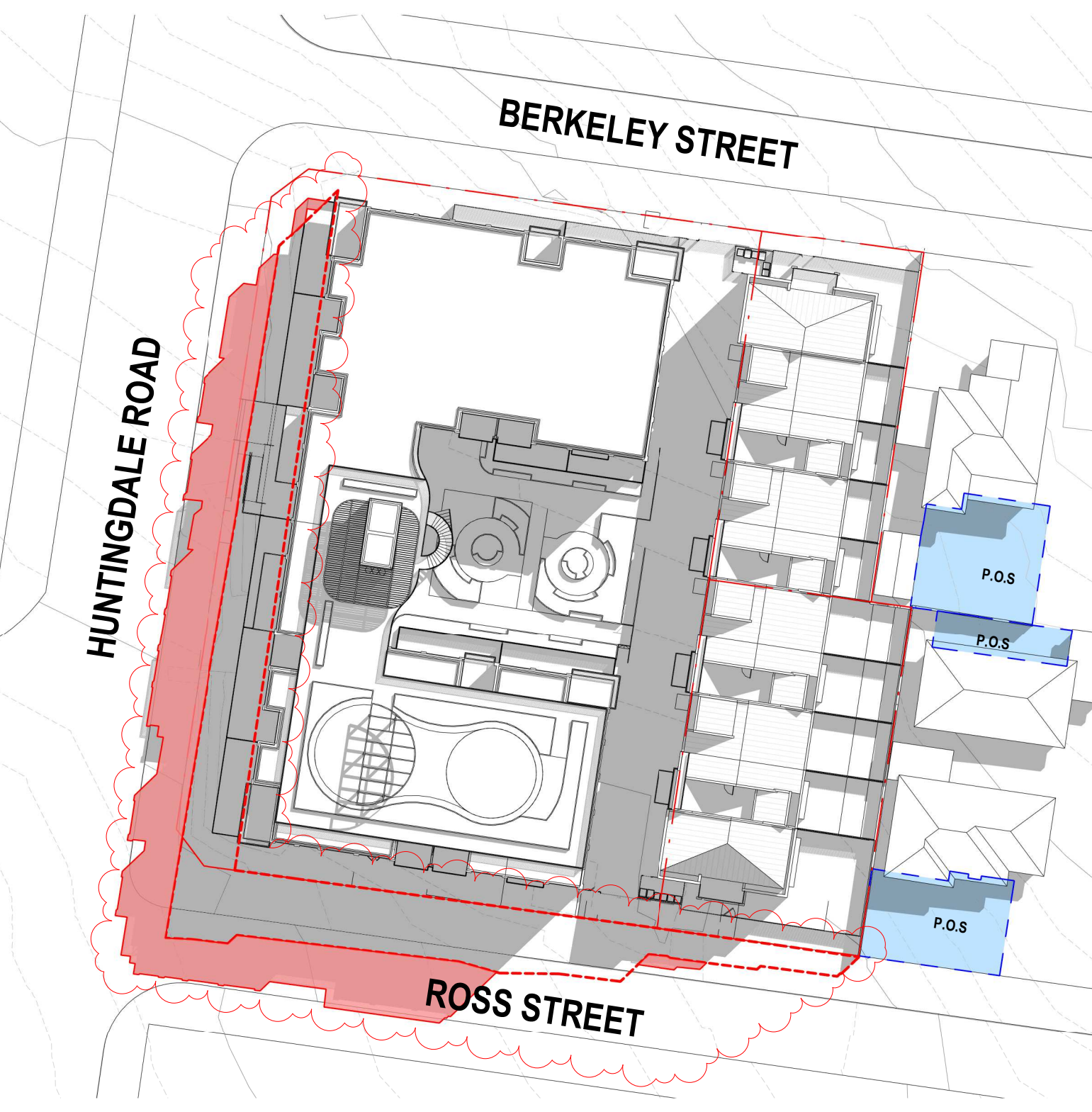
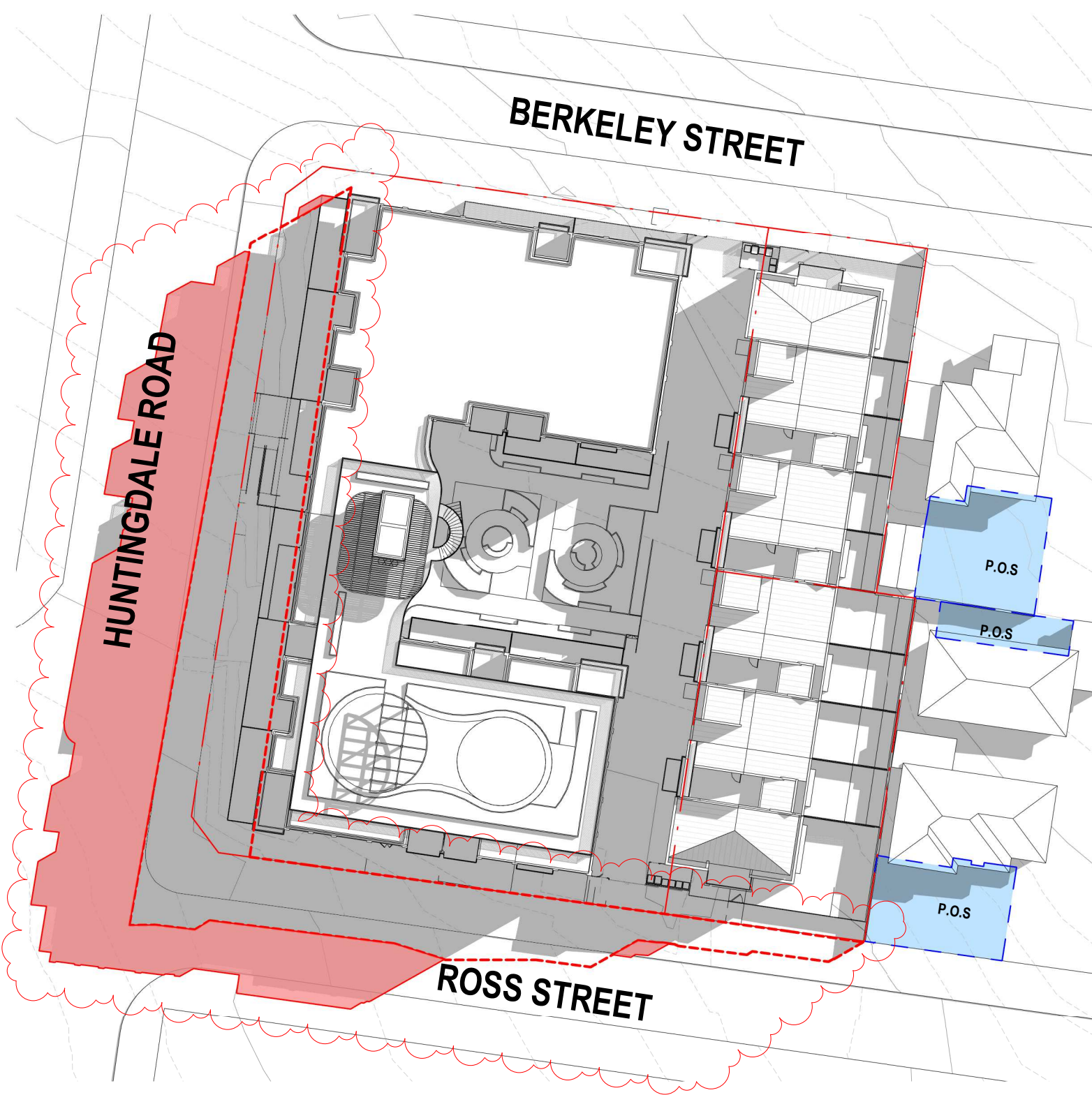
Drawing Status
TOWN PLANNING

Drawing Details
Scale As indicated@ A1
Date 03/04/2023
Job No 9790
Drawn Author
Checked Checker

Drawing No
TP07.05
Revision
A

Registered Architects and Designers
www.warrenandmahoney.com
WARREN AND MAHONEY

concept black

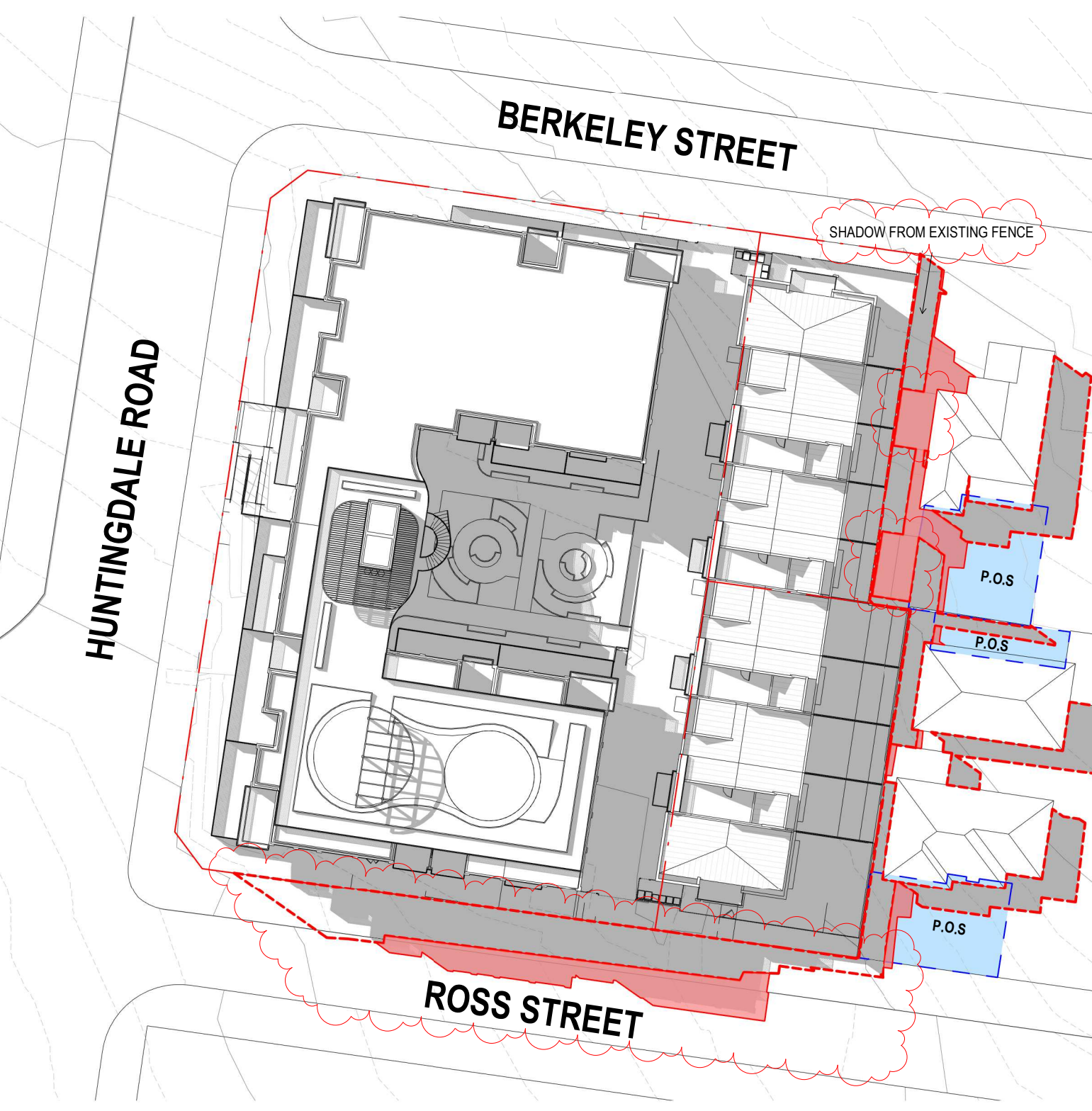
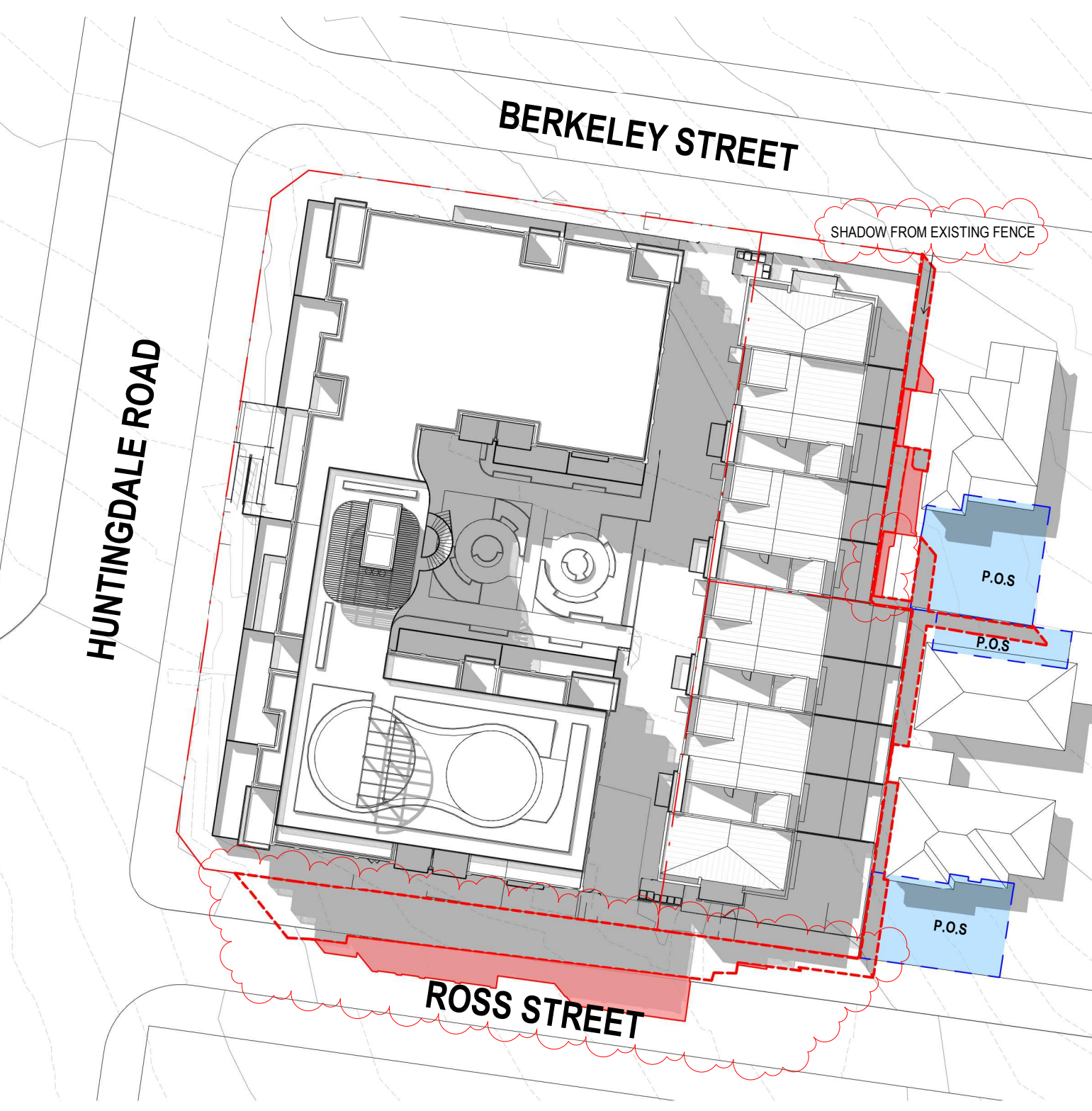
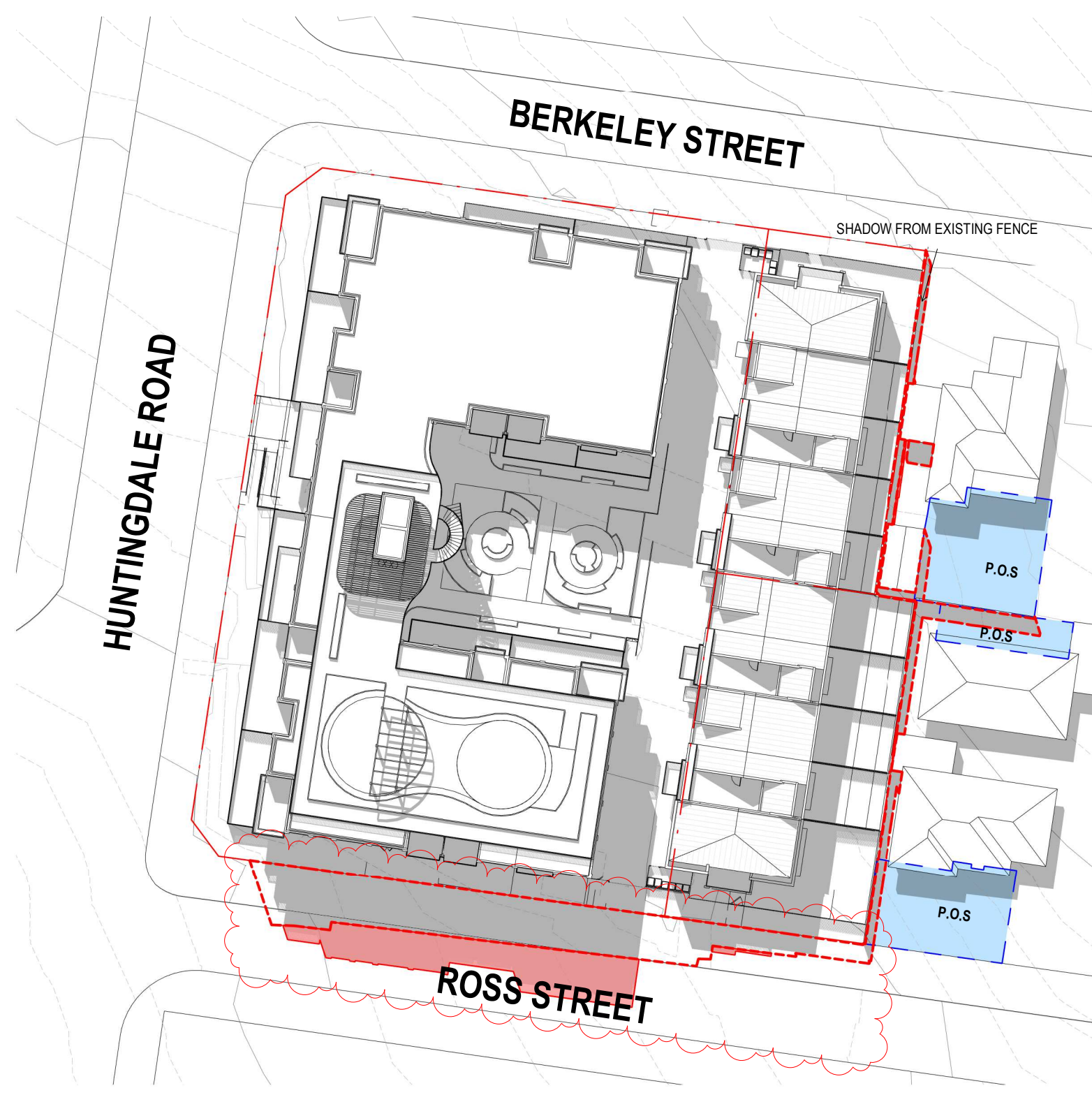


SITE PLAN_SHADOW_ANALYSIS_SEP_22_0900H
1:500

SITE PLAN_SHADOW_ANALYSIS_SEP_22_1000H
1:500

SITE PLAN_SHADOW_ANALYSIS_SEP_22_1100H
1:500

SITE PLAN_SHADOW_ANALYSIS_SEP_22_1200H
1:500



SITE PLAN_SHADOW_ANALYSIS_SEP_22_1300H
1:500

SITE PLAN_SHADOW_ANALYSIS_SEP_22_1400H
1:500

SITE PLAN_SHADOW_ANALYSIS_SEP_22_1500H
1:500

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LEGEND

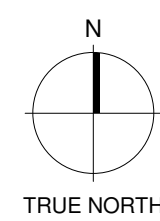
- PRIVATE OPEN SPACE
- SHADOWS FROM EXISTING BUILDINGS AND FENCES
- SHADOWS FROM PROPOSED DEVELOPMENT

Warren and Mahoney Living Australia Pty Ltd
Level 3, 380 Collins Street
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Australia
Phone + 61 3 8547 6977

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Concept Black Pty Ltd
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Melbourne Victoria 3000
studio@conceptblack.com.au
www.conceptblack.com.au

Revisions
A 23/11/2022 TOWN PLANNING
B 03/04/2023 TOWN PLANNING RFI

Notes



Consultants
Project Manager
Matter Consulting
Structural Engineer
JHA Consulting Engineers
Mechanical Engineer

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Electrical Engineer

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Drawing Title
Shadow Study - Sep
22

Drawing Status
TOWN PLANNING

Drawing Details
Scale 1:500@A1
Date 03/04/2023
Job No 9790
Drawn MB
Checked Checker

Drawing No TP08.01
Revision B

Registered Architects and Designers
www.warrenandmahoney.com
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