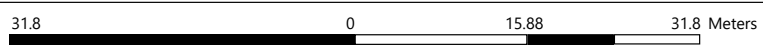


T200644 PA - Locality Map



1: 625

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

14-Feb-2022

Notes



AREA ANALYSIS UG PARKING 1				AREA ANALYSIS UG PARKING 2			
COMMON AREAS -	SQM	SQ		COMMON AREAS -	SQM	SQ	
PARKING -	1178.64	126.9		PARKING -	974.42	104.9	
TOTAL-	1241.14	133.60		TOTAL-	1173.21	126.29	

SITE ANALYSIS				SITE ANALYSIS			
SITE AREA-	SQM	%		SITE AREA-	SQM	%	
1469.90	42	0.0		1469.90	42	0.0	
1278.00	86.94			1173.21	79.82		

AREA ANALYSIS GROUND FLOOR										
APP.	B'ROOMS	INTERNAL m2	BALCONY m2	TOTAL m2	INTERNAL SQUARES	BALCONY SQUARES	TOTAL SQUARES	INTERNAL STORAGE	EXTERNAL STORAGE	
1.	2	78.79	15.28	94.07	8.5	1.6	10.13	14.20	2.97	
2.	1	52.71	11.13	63.84	5.7	1.2	6.87	10.86	2.97	
3.	1	52.51	11.81	64.32	5.7	1.3	6.92	8.92	2.97	
4.	1	47.87	8.17	56.04	5.2	0.9	6.03	9.73	2.97	
5.	1	56.19	8.82	65.01	6.0	0.9	7.00	10.59	2.97	
6.	1	56.63	10.56	67.19	6.1	1.1	7.23	10.57	2.97	
7.	1	57.44	9.21	66.65	6.2	1.0	7.17	11.03	2.97	
8.	1	54.03	9.13	63.16	5.8	1.0	6.80	9.02	2.97	
9.	1	61.32	13.16	74.48	6.6	1.4	8.02	13.20	2.97	
10.	1	53.63	9.09	62.72	5.8	1.0	6.75	10.24	2.97	
11.	1	53.63	12.06	65.69	5.8	1.3	7.07	10.24	2.97	
12.	2	77.49	15.28	92.77	8.3	1.6	9.99	14.22	2.97	
13.	2	77.49	15.28	92.77	8.3	1.6	9.99	14.22	2.97	
COMMON AREAS	-	-	-	349.29	-	-	37.6	-	-	
TOTAL	16	779.73	148.98	1278.00	83.93	16.04	137.57	147.04	38.61	

ANALYSIS	
SQM	%
1469.9	0.0
42	0.0
1278.00	86.94

AREA ANALYSIS FIRST FLOOR										
APP.	B'ROOMS	INTERNAL m2	BALCONY m2	TOTAL m2	INTERNAL SQUARES	BALCONY SQUARES	TOTAL SQUARES	INTERNAL STORAGE	EXTERNAL STORAGE	
14.	1	66.19	9.78	75.97	7.1	1.1	8.18	9.40	2.97	
15.	1	60.68	9.78	70.46	6.5	1.1	7.58	9.40	2.97	
16.	1	58.93	10.58	69.51	6.3	1.1	7.48	11.01	2.97	
17.	1	51.47	13.02	64.49	5.5	1.4	6.94	10.75	2.97	
18.	1	52.15	10.37	62.52	5.6	1.1	6.73	10.55	2.97	
19.	1	50.48	11.26	61.74	5.4	1.2	6.65	10.62	2.97	
20.	1	59.42	9.31	68.73	6.4	1.0	7.40	10.57	2.97	
21.	1	50.48	11.88	62.36	5.4	1.3	6.71	10.62	2.97	
22.	1	52.28	9.34	61.62	5.6	1.0	6.63	10.21	2.97	
23.	1	50.48	13.44	63.92	5.4	1.4	6.88	10.62	2.97	
24.	1	52.24	10.37	62.61	5.6	1.1	6.74	10.45	2.97	
25.	1	50.48	12.88	63.36	5.4	1.4	6.82	10.62	2.97	
26.	1	55.83	14.96	70.79	6.0	1.6	7.62	10.42	2.97	
27.	1	51.34	11.62	62.96	5.5	1.3	6.78	11.15	2.97	
28.	1	69.08	9.78	78.86	7.4	1.1	8.49	9.45	2.97	
29.	1	63.03	9.78	72.81	6.8	1.1	7.84	9.45	2.97	
COMMON AREAS	-	-	-	150.77	-	-	16.2	-	-	
TOTAL	16	894.56	178.15	1223.48	96.29	19.18	131.70	165.29	47.52	

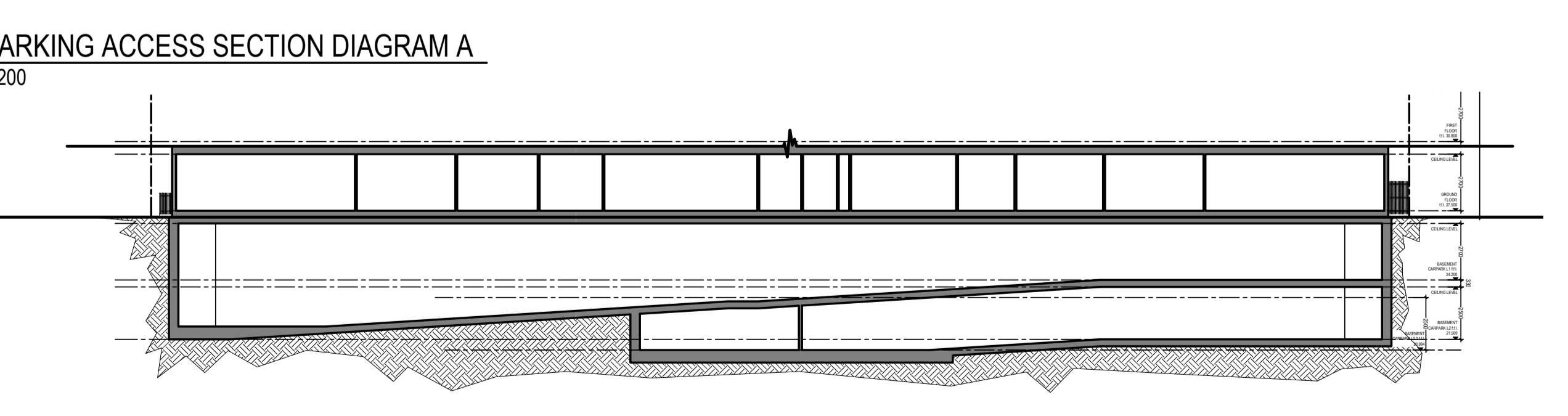
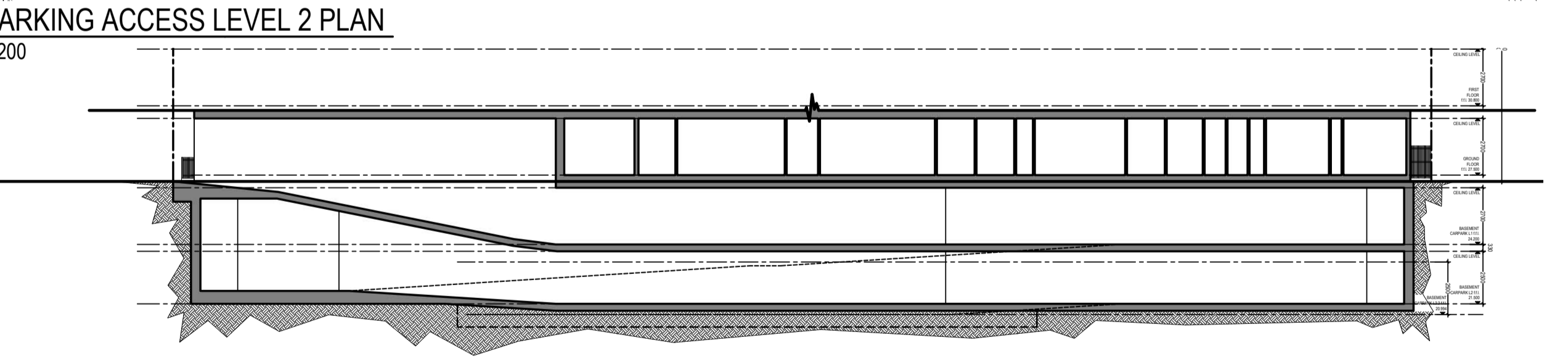
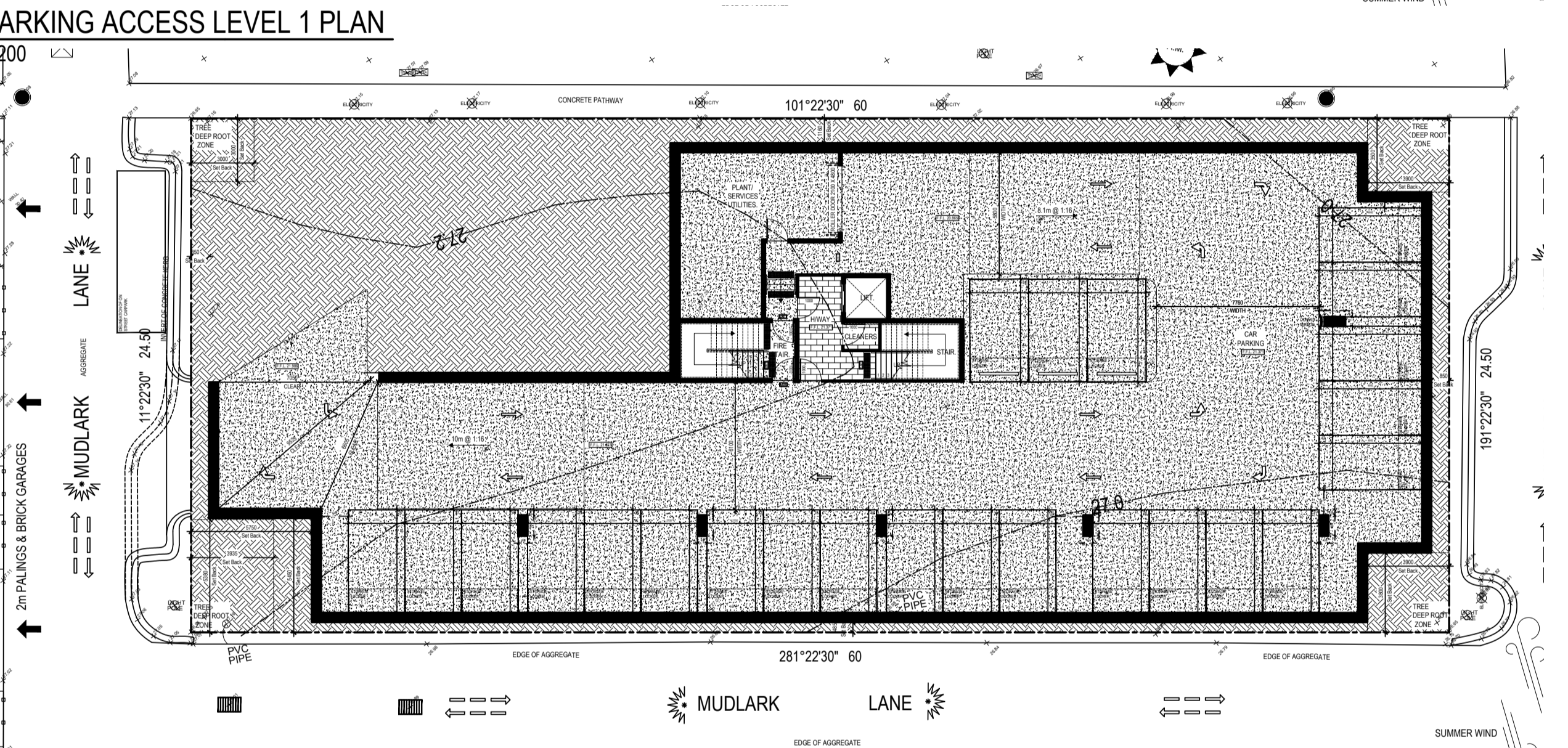
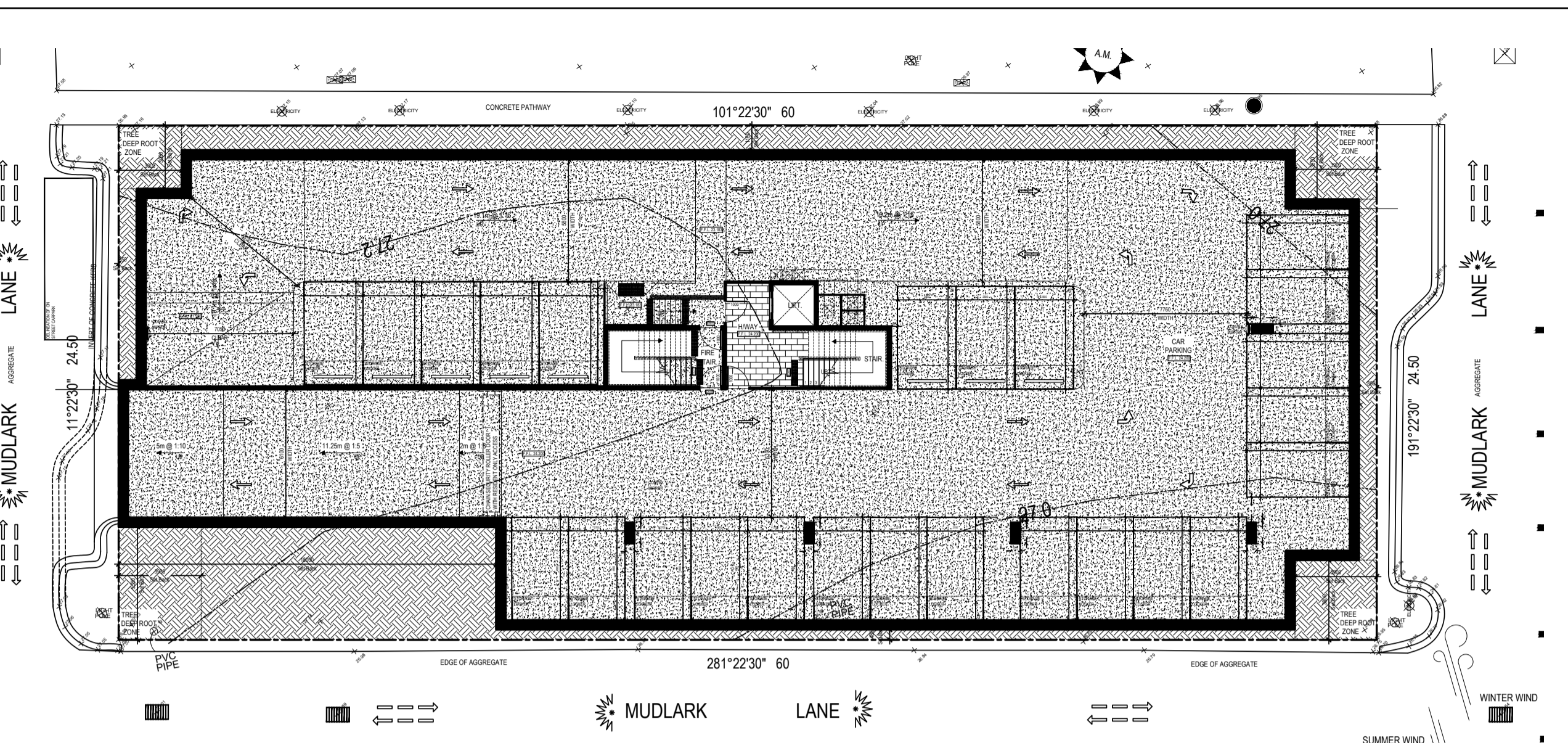
ANALYSIS	
SQM	%
1469.9	0.0
42	0.0
1223.48	83.24

AREA ANALYSIS SECOND FLOOR										
APP.	B'ROOMS	INTERNAL m2	BALCONY m2	TOTAL m2	INTERNAL SQUARES	BALCONY SQUARES	TOTAL SQUARES	INTERNAL STORAGE	EXTERNAL STORAGE	
30.	3	84.12	16.27	100.39	9.1	1.8	10.81	13.20	5.94	
31.	2	75.12	21.47	96.59	8.1	2.3	10.40	13.69	2.97	
32.	2	70.05	15.66	85.71	7.5	1.7	9.23	13.43	2.97	
33.	1	48.93	11.39	60.32	5.3	1.2	6.49	9.71	2.97	
34.	1	58.34	9.16	67.50	6.3	1.0	7.27	10.55	2.97	
35.	1	48.93	11.39	60.32	5.3	1.2	6.49	9.71	2.97	
36.	1	53.54	9.61	63.15	5.8	1.0	6.80	9.57	2.97	
37.	1	48.93	12.36	61.29	5.3	1.3	6.60	9.71	2.97	
38.	1	48.93	11.03	59.96	5.3	1.2	6.45	9.71	2.97	
39.	2	54.01	15.66	69.67	5.8	1.7	7.50	13.43	2.97	
40.	1	48.93	11.66	60.59	5.3	1.3	6.52	9.71	2.97	
41.	3	89.84	16.27	106.11	9.7	1.8	11.42	16.98	5.94	
42.	2	75.06	20.28	95.34	8.1	2.2	10.26	14.05	2.97	
COMMON AREAS	-	-	-	129.10	-	-	13.9	-	-	
TOTAL	21	804.73	182.21	1116.04	86.62	19.61	120.13	153.45	44.55	

ANALYSIS	
SQM	%
1469.9	0.0
42	0.0
1116.04	75.93

AREA ANALYSIS UG PARKING 2		TOTAL COVERAGE	
COMMON AREAS	SQM	SQ	
81.15	8.7	1284.34	138.25
815.25	87.8		
TOTAL-	896.40	96.49	

SITE ANALYSIS			
SITE AREA-	SQM	%	
1469.90	42	0.0	
1284.34	87.38		



DRIVEWAY

- DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
- PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED)

LEGEND

- EXISTING TREE
- WIND
- MAJOR TRAFFIC CIRCULATION
- MINOR TRAFFIC CIRCULATION
- THE DEVELOPMENT SITE
- ENTRY POINT
- SOUND SOURCE
- EXISTING DWELLING
- SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
- W WINDOW
- HW HABITABLE ROOM WINDOW
- D DOOR

58.05-1 ACCESSIBILITY OBJECTIVE STANDARD D17

50% REQUIRED OF 42 = 21. PROVIDED IN DESIGN = 23

APARTMENTS 4, 5, 6, 7, 8, 9, 16, 17, 19, 20, 21, 22, 23, 25, 26, 27, 31, 32, 33, 37, 38, 39, 40.

- A CLEAR 800mm WIDE DOOR OPENING LOCATED OPPOSITE THE SHOWER.
- A DOOR THAT OPENS INWARDS AND HAS READILY REMOVABLE HINGES.
- A CLEAR CIRCULATION AREA OF 1m WIDTH X 2.70m (INCLUDING SHOWER) AND CLEAR OF THE TOILET AND BASIN.
- HOBLESS SHOWER WITH REMOVABLE SHOWER SCREEN LOCATED ON THE FURTHEST WALL FROM THE DOOR OPENING.
- A TOILET LOCATED CLOSEST TO THE DOOR OPENING AND CLEAR OF THE CIRCULATION AREA.

58.03-4 INFRASTRUCTURE OBJECTIVE STANDARD D4

ADEQUATE INFRASTRUCTURE EXISTS TO SUPPORT NEW DEVELOPMENT.

58.03-4 SAFETY OBJECTIVE STANDARD D9

BUILDING AND BASEMENT ENTRIES ARE TO BE ADEQUATELY SECURE AND VISIBLE.

- PROVIDE SECURITY DOOR ACCESS AND INTERCOM SYSTEMS.
- PROVIDE SECURITY LIGHTING FOR VISIBILITY AND SURVEILLANCE OF ENTRIES, INTERNAL ACCESSWAYS AND CAR PARKS.

NOTE: SECURITY LIGHTS TO BE SUITABLY BAFFLED TO AVOID OFF-SITE AMENITY IMPACTS.

58.03-8 INTEGRATED WATER AND STORMWATER MANAGEMENT OBJECTIVE STANDARD D13

RAINWATER TANKS ARE TO BE CONNECTED TO TOILETS AND IRRIGATION.

58.04-2 INTERNAL VIEWS OBJECTIVE STANDARD D15

RECESSED BALUSTRADE DESIGN TO PREVENT OVERLOOKING OF PRIVATE OPEN SPACE OF LOWER LEVEL DWELLING DIRECTLY BELOW.

PROVIDE PRIVACY SCREENS AS REQUIRED TO THE SIDE OF BALCONIES TO PREVENT OVERLOOKING.

TYPICAL RECESSED BALUSTRADE DESIGN

58.07-4 NATURAL VENTILATION OBJECTIVE STANDARD D27

AT LEAST 40% OF DWELLINGS SHOULD PROVIDE EFFECTIVE CROSS VENTILATION THAT HAS:

- A MAXIMUM BREEZE PATH THROUGH THE DWELLING OF 18 METRES.
- A MINIMUM BREEZE PATH THROUGH THE DWELLING OF 4 METRES.
- VENTILATION OPENINGS WITH THE APPROXIMATELY THE SAME AREA.

THE BREEZE PATH IS MEASURED BETWEEN THE VENTILATION OPENINGS ON DIFFERENT ORIENTATIONS OF THE DWELLING.

APARTMENTS WITH CROSS VENTILATION INCLUDE: 1, 4, 5, 12, 13, 14, 15, 20, 22, 28, 29, 30, 31, 34, 36, 41, 42

WELS WATER RATING

THE DEVELOPMENT WILL INCLUDE EFFICIENT FITTINGS AND FIXTURES TO REDUCE THE VOLUME OF MAINS WATER AS PER ESD REPORT. THE FOLLOWING WELS STAR RATING IS SPECIFIED.

- TOILETS MUST ACHIEVE A MINIMUM OF 4 STARS.
- TAPS LOCATED IN THE BATHROOM AND KITCHEN MUST ACHIEVE A MINIMUM OF 5 STARS.
- SHOWER HEADS MUST ACHIEVE A MINIMUM OF 3 STARS WITH AERATION DEVICE (6.0-7.5L/MIN)

LIGHTING OPERATION AND ILLUMINATION POWER DENSITY

THE DEVELOPMENT AS PER ESD REPORT ACHIEVES 20% OF LOWER THAN THE REQUIREMENTS IN TABLE 6.2A OF THE NCC 2019 VOL 1 (CLASS 2-9) AND CLAUSE 3.12.5.5 NCC 2019 VOL 2 (CLASS 1-10) OF MAXIMUM ILLUMINATION DENSITY (W/M2) IN AT LEAST 90 OF THE RELEVANT BUILDINGS CLASS.

THIS 20% REDUCTION IN THE MAXIMUM ILLUMINATION POWER DENSITY (W/M2) COMPARED TO THE NCC REQUIREMENTS IS ACHIEVED THROUGH THE IMPLEMENTATION OF:

- LED LIGHTING LEVELS WILL NOT EXCEED 4W/M2 FOR ALL DWELLINGS.
- COMMON EXTERNAL SERVICES AREAS LIGHTING WILL BE CONTROLLED USING OCCUPANCY SENSORS AND/OR DAYLIGHT SENSORS.
- VENTILATION IN THESE AREAS WILL BE CONTROLLED USING TIMERS AND OTHER SENSORS.

- TOWN PLANNING -
NOT FOR CONSTRUCTION

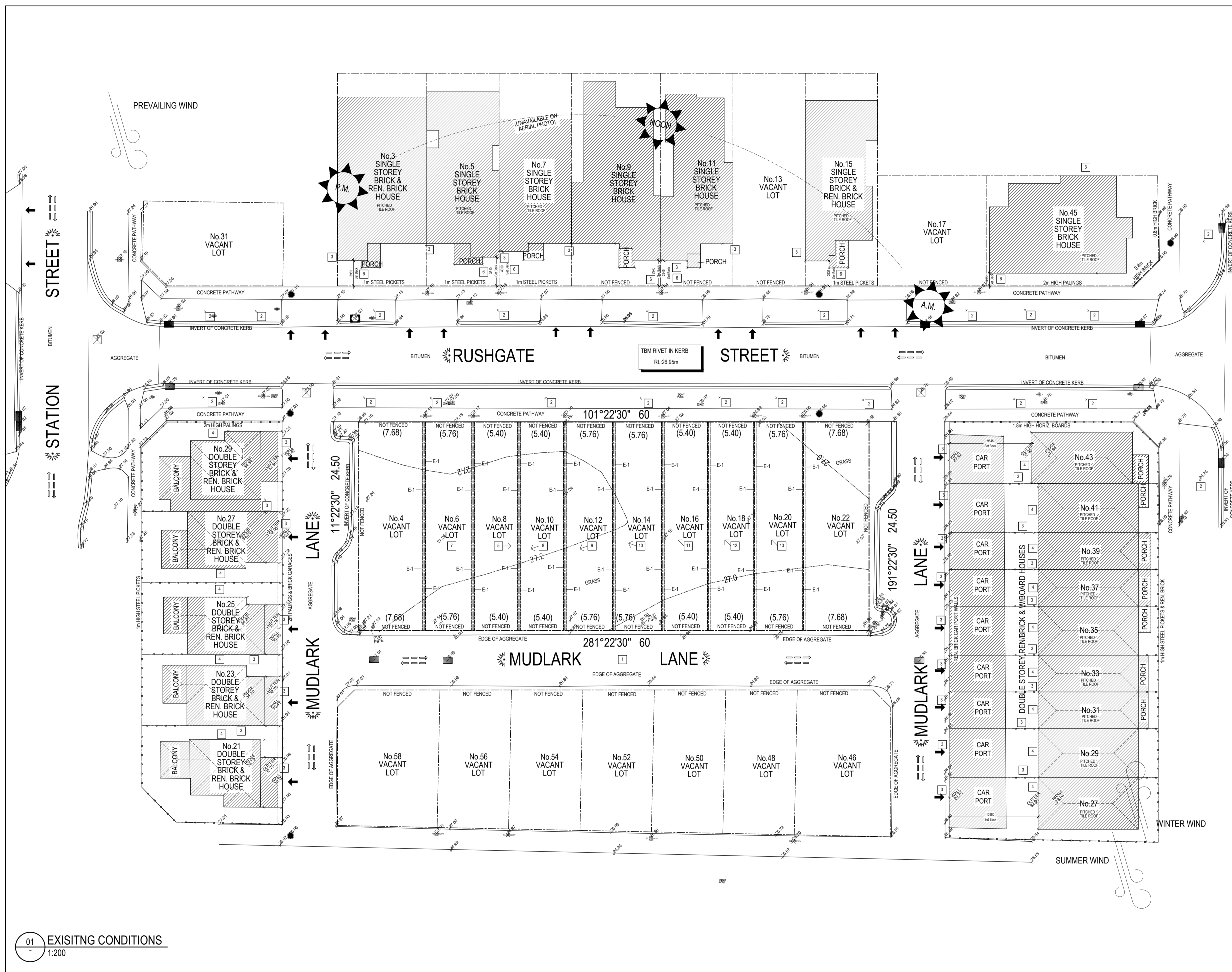
D. RFI RESPONSE	SVF	RA	19.10.21
E. RFI RESPONSE	SVF	RA	22.09.21
F. RFI RESPONSE	SVF	RA	30.08.21
G. RFI RESPONSE	SVF	RA	24.06.21
C. PLANNING REVISIONS	SVF	RA	22.08.21
B. RFI RESPONSE	SVF	RA	26.06.21
A. TOWN PLANNING ISSUE	SVF	RA	22.06.20

CLIENT: KOOL CONSTRUCTIONS
PROJECT: PROPOSED APARTMENT BUILDING
LOT 1430 RUSHGATE STREET
PAKENHAM, 3810, VIC.

PROJECT # **3267**

DRAWING # **A01** | REVISION # **G** | SHEET # **A01** OF **A19**

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES



DRIVEWAY

- DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
- PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED)

LEGEND

- EXISTING TREE
- WIND
- MAJOR TRAFFIC CIRCULATION
- MINOR TRAFFIC CIRCULATION
- THE DEVELOPMENT SITE
- ENTRY POINT
- SOUND SOURCE
- EXISTING DWELLING
- SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
- WINDOW
- HABITABLE ROOM WINDOW
- DOOR

SITE DESCRIPTION NOTES

- EXISTING ACCESS WAY FINISHED IN AGGREGATE
- EXISTING STREET TREE
- NEIGHBORING WALLS ON BOUNDARY
- NEIGHBORING BUILDINGS WITH SHEAR WALLS OF TWO FLOORS
- NATURAL GROUND / SITE FALL
- LOCATION OF SETBACKS
- THERE ARE NO TREES OR ANY VEGETATION TO BE REMOVED THROUGHOUT THE SITE
- PROXIMITY TO STATION STREET CHILD CARE CENTRE 95M
- PROXIMITY TO PAKENHAM TRAIN STATION 300M
- PROXIMITY TO NEAREST SHOP (PAKENHAM CENTRAL MARKET PLACE 450M)
- PROXIMITY TO APPROVED SIX FLOOR APARTMENT BUILDING "JAMES STREET" 75M
- PROXIMITY TO ST PATRICK'S PRIMARY SCHOOL 1.95KM
- PROXIMITY TO ST PATRICK'S PRIMARY SCHOOL 1.95KM

- TOWN PLANNING - NOT FOR CONSTRUCTION

D	RPI RESPONSE	SVF	RA	19.10.21
E	RPI RESPONSE	SVF	RA	22.09.21
F	RPI RESPONSE	SVF	RA	30.08.21
G	RPI RESPONSE	SVF	RA	24.06.21
H	PLANNING REVISIONS	SVF	RA	22.08.21
I	RPI RESPONSE	SVF	RA	26.06.21
J	TOWN PLANNING ISSUE	SVF	RA	22.08.20
K	PRELIMINARY	SVF	RA	DATE

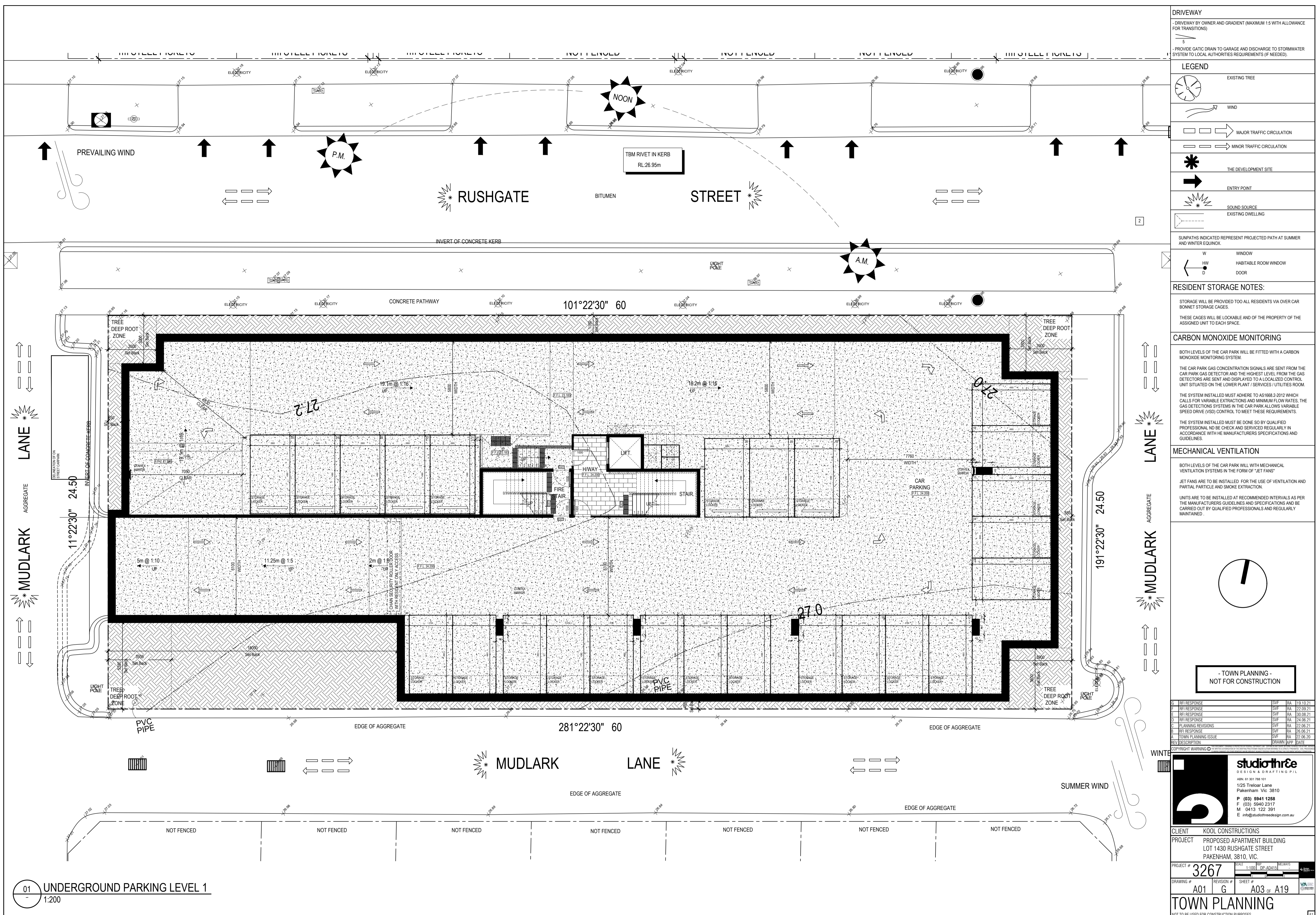
studio three
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1/25 Tretlow Lane
Pakenham, Vic. 3810
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M 0413 122 391
E info@studiothree.com.au

CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING LOT 1430 RUSHGATE STREET PAKENHAM, 3810, VIC.

PROJECT # **3267** SCALE 1:100
DRAWING # **A01** REVISION # **G** SHEET # **02** OF **A19**

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 EXISTING CONDITIONS
1:200



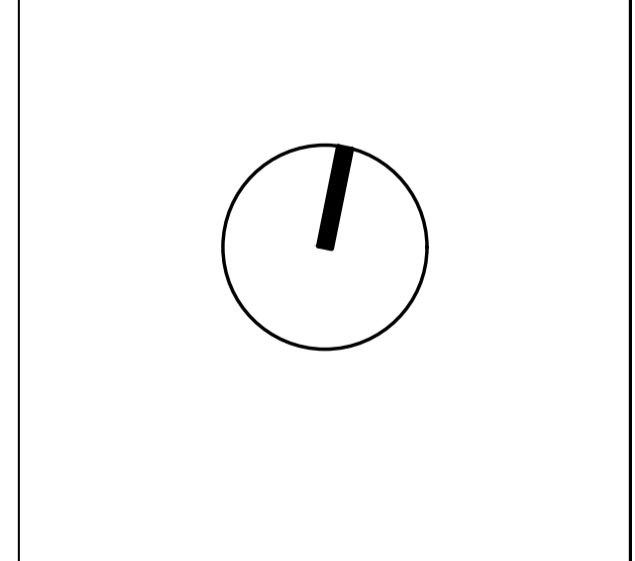
DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

- LEGEND**
- EXISTING TREE
 - WIND
 - MAJOR TRAFFIC CIRCULATION
 - MINOR TRAFFIC CIRCULATION
 - THE DEVELOPMENT SITE
 - ENTRY POINT
 - SOUND SOURCE
 - EXISTING DWELLING
 - SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
 - WINDOW
 - HABITABLE ROOM WINDOW
 - DOOR

RESIDENT STORAGE NOTES:
 STORAGE WILL BE PROVIDED TO ALL RESIDENTS VIA OVER CAR BONNET STORAGE CAGES.
 THESE CAGES WILL BE LOCKABLE AND OF THE PROPERTY OF THE ASSIGNED UNIT TO EACH SPACE.

CARBON MONOXIDE MONITORING
 BOTH LEVELS OF THE CAR PARK WILL BE FITTED WITH A CARBON MONOXIDE MONITORING SYSTEM.
 THE CAR PARK GAS CONCENTRATION SIGNALS ARE SENT FROM THE CAR PARK GAS DETECTOR AND THE HIGHEST LEVEL FROM THE GAS DETECTORS ARE SENT AND DISPLAYED TO A LOCALIZED CONTROL UNIT SITUATED ON THE LOWER PLANT / SERVICES / UTILITIES ROOM.
 THE SYSTEM INSTALLED MUST ADHERE TO AS1688.2:2012 WHICH CALLS FOR VARIABLE EXTRACTIONS AND MINIMUM FLOW RATES. THE GAS DETECTION SYSTEMS IN THE CAR PARK ALLOWS VARIABLE SPEED DRIVE (VSD) CONTROL TO MEET THESE REQUIREMENTS.
 THE SYSTEM INSTALLED MUST BE DONE SO BY QUALIFIED PROFESSIONAL. NO BE CHECK AND SERVICED REGULARLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND GUIDELINES.

MECHANICAL VENTILATION
 BOTH LEVELS OF THE CAR PARK WILL WITH MECHANICAL VENTILATION SYSTEMS IN THE FORM OF "JET FANS"
 JET FANS ARE TO BE INSTALLED FOR THE USE OF VENTILATION AND PARTIAL PARTICLE AND SMOKE EXTRACTION.
 UNITS ARE TO BE INSTALLED AT RECOMMENDED INTERVALS AS PER THE MANUFACTURERS GUIDELINES AND SPECIFICATIONS AND BE CARRIED OUT BY QUALIFIED PROFESSIONALS AND REGULARLY MAINTAINED.



- TOWN PLANNING - NOT FOR CONSTRUCTION

D	RPI RESPONSE	SVF	RA	19.10.21
E	RPI RESPONSE	SVF	RA	22.09.21
F	RPI RESPONSE	SVF	RA	30.08.21
D	RPI RESPONSE	SVF	RA	24.06.21
C	PLANNING REVISIONS	SVF	RA	07.06.21
B	RPI RESPONSE	SVF	RA	06.06.21
A	TOWN PLANNING ISSUE	SVF	RA	22.06.20
RPI DESCRIPTION		SVF	RA	DATE

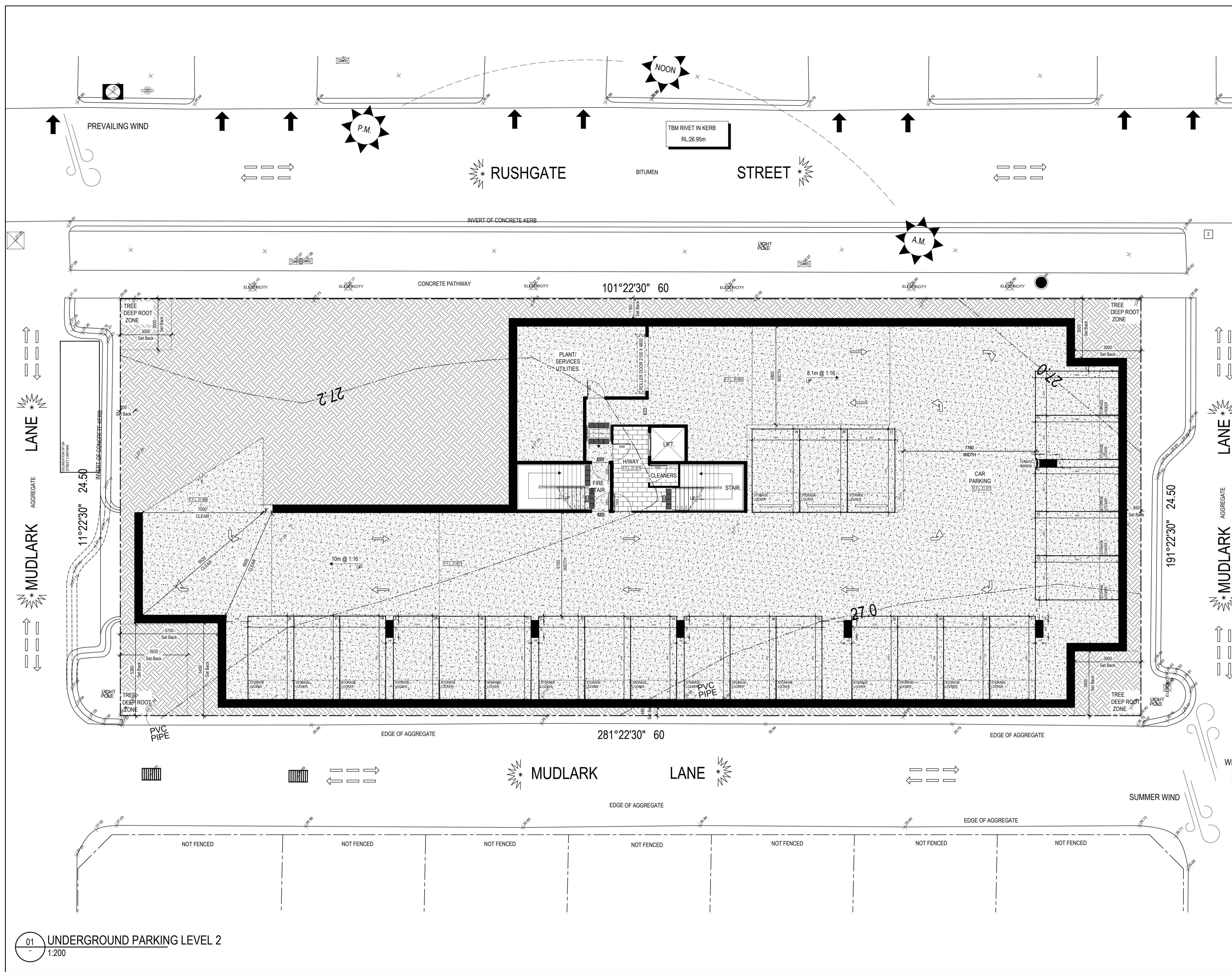
studio three
 DESIGN & DRAFTING P/L
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CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING
 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT #	3267	SCALE	1:100	DATE	22-04-21
DRAWING #	A01	REVISION #	G	SHEET #	A03 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 UNDERGROUND PARKING LEVEL 1
 1:200



DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
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- TOWN PLANNING - NOT FOR CONSTRUCTION

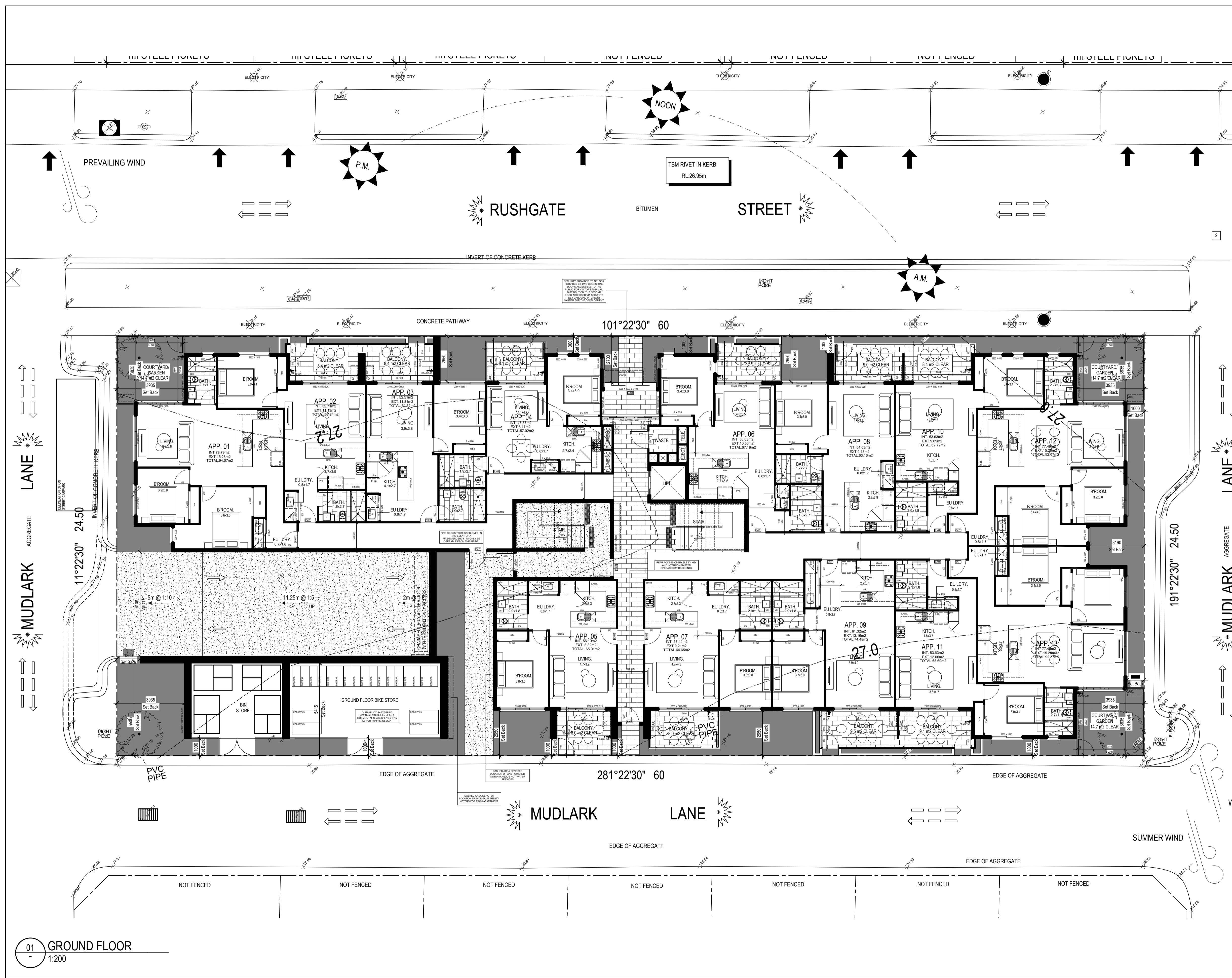
RFI RESPONSE	SVF	RA	19.10.21
RFI RESPONSE	SVF	RA	22.09.21
RFI RESPONSE	SVF	RA	30.08.21
RFI RESPONSE	SVF	RA	24.06.21
PLANNING REVISIONS	SVF	RA	27.08.21
RFI RESPONSE	SVF	RA	26.06.21
TOWN PLANNING ISSUE	SVF	RA	22.06.20
DESCRIPTION	TRAVEL	APP	DATE

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CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING
 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT # 3267
 DRAWING # A01
 REVISION # G
 SHEET # A04 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES



DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

LEGEND

- EXISTING TREE
- WIND
- MAJOR TRAFFIC CIRCULATION
- MINOR TRAFFIC CIRCULATION
- THE DEVELOPMENT SITE
- ENTRY POINT
- SOUND SOURCE
- EXISTING DWELLING

SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.

RESIDENT SOUND PROOFING NOTES:

APARTMENTS ABUTTING SERVICES AND LARGE COMMUNAL AREAS WHERE POSSIBLE.

AREAS WHERE THIS HAS NOT BEEN AVOIDED SOUND PROOFING INSULATION WITHIN WALLS AND SOUND PROOF BOARD LINING TO THE WALLS IS TO BE USED TO PROVIDE A SOUND BARRIER.

THIS SOUND BARRIER IS TO BE BETWEEN ALL ABUTTING APARTMENTS, BETWEEN APARTMENT AND COMMON AREAS, BETWEEN SERVICES, STAIRS, MECHANICAL SYSTEMS AND APARTMENTS.

APARTMENT DOORS INTO COMMON AREAS SUCH AS HALLWAYS ARE TO BE ACOUSTIC DOORS TO ASSIST WITH NOISE POLLUTION AND PRIVACY.

WATER USAGE

ALL TOILETS IN THE BUILDING ARE INTERCONNECTED TO THE ROOFTOP WATER TANKS FOR TOILET FLUSH. THE CAPACITY OF THE ROOFTOP TANKS IS SPLIT SO THAT 75% IS USED FOR TOILET FLUSH AND THE REMAINING 25% IS USED FOR GARDEN MAINTENANCE.

- TOWN PLANNING - NOT FOR CONSTRUCTION

D	RPI RESPONSE	SVF	RA	19.10.21
E	RPI RESPONSE	SVF	RA	22.09.21
F	RPI RESPONSE	SVF	RA	30.08.21
G	RPI RESPONSE	SVF	RA	24.06.21
H	PLANNING REVISIONS	SVF	RA	07.06.21
I	RPI RESPONSE	SVF	RA	06.06.21
J	TOWN PLANNING ISSUE	SVF	RA	22.06.20
K	DESCRIPTION	SVF	RA	TRAVEL DATE

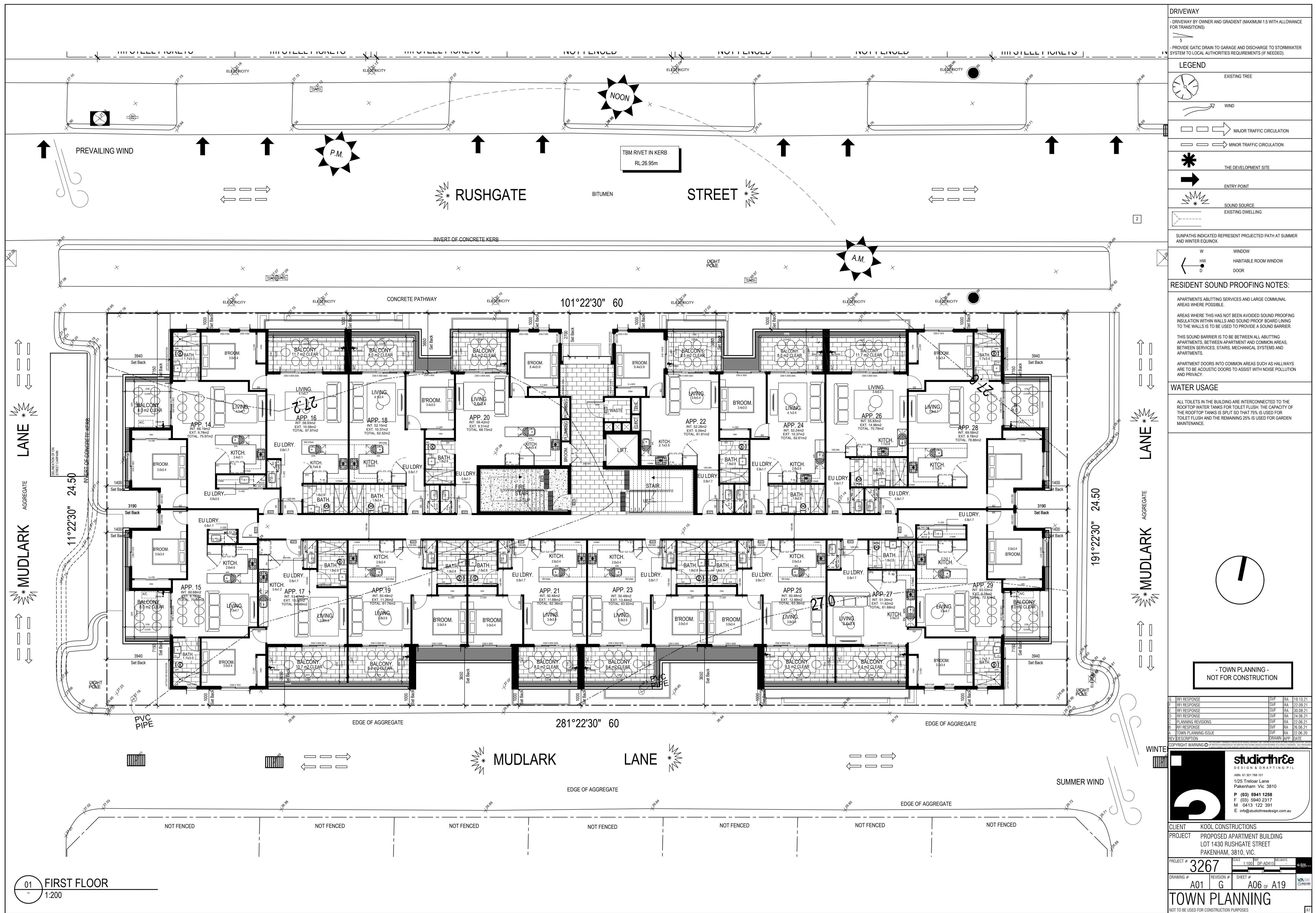
studio three
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 Pakenham, Vic. 3810
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 F (03) 5940 2317
 M 0413 122 391
 E info@studiothree.com.au

CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING
 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT # **3267** SCALE 1:100 DE-AD415
 DRAWING # **A01** REVISION # **G** SHEET # **A05 OF A19**

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 GROUND FLOOR
 1:200



DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

- LEGEND**
- EXISTING TREE
 - WIND
 - MAJOR TRAFFIC CIRCULATION
 - MINOR TRAFFIC CIRCULATION
 - THE DEVELOPMENT SITE
 - ENTRY POINT
 - SOUND SOURCE
 - EXISTING DWELLING
 - SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
 - WINDOW
 - HABITABLE ROOM WINDOW
 - DOOR

RESIDENT SOUND PROOFING NOTES:

APARTMENTS ABUTTING SERVICES AND LARGE COMMON AREAS WHERE POSSIBLE.

AREAS WHERE THIS HAS NOT BEEN AVOIDED SOUND PROOFING INSULATION WITHIN WALLS AND SOUND PROOF BOARD LINING TO THE WALLS IS TO BE USED TO PROVIDE A SOUND BARRIER.

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- TOWN PLANNING -
NOT FOR CONSTRUCTION

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I	RPI RESPONSE	SVF	RA	06.06.21
J	TOWN PLANNING ISSUE	SVF	RA	22.06.20
REV DESCRIPTION		SVF	RA	DATE

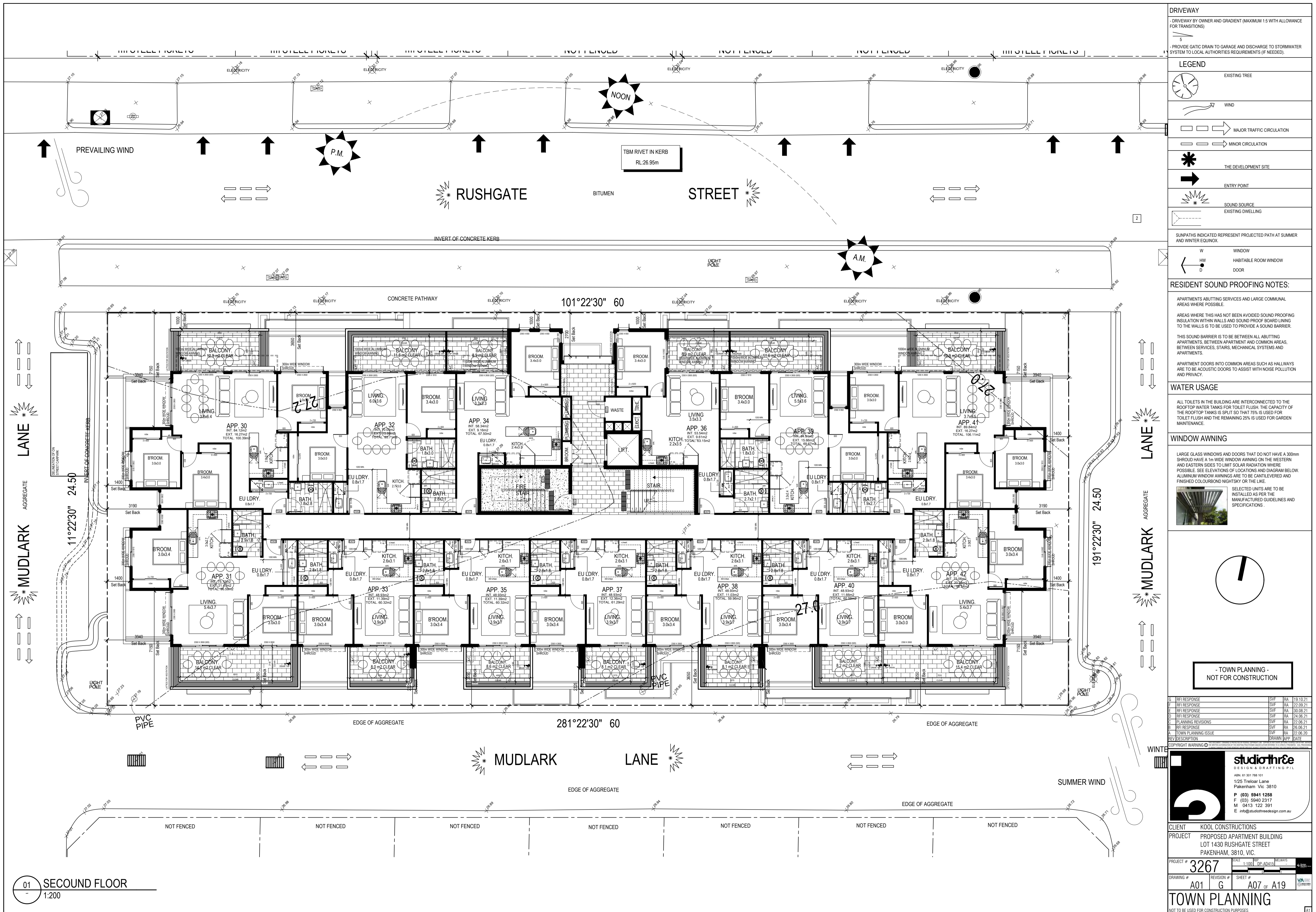
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CLIENT **KOOL CONSTRUCTIONS**
 PROJECT **PROPOSED APARTMENT BUILDING**
LOT 1430 RUSHGATE STREET
PAKENHAM, 3810, VIC.

PROJECT # **3267** SCALE 1:100 (P-AD415) RELIEFS 4mm
 DRAWING # **A01** REVISION # **G** SHEET # **A06 OF A19**

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 FIRST FLOOR
1:200



DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1.5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

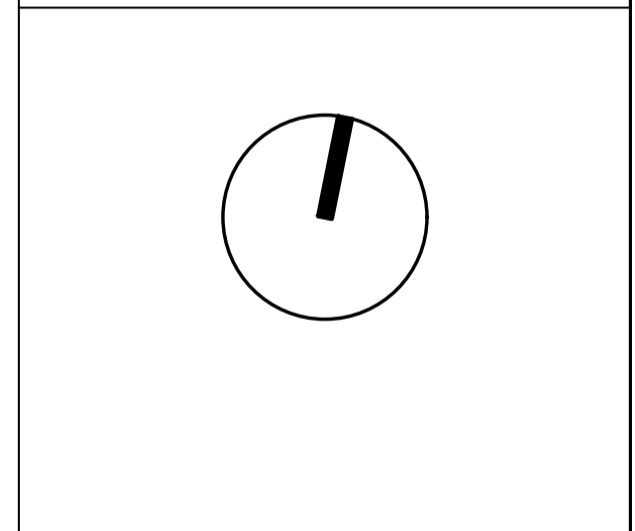
LEGEND

- EXISTING TREE
- WIND
- MAJOR TRAFFIC CIRCULATION
- MINOR CIRCULATION
- THE DEVELOPMENT SITE
- ENTRY POINT
- SOUND SOURCE
- EXISTING DWELLING
- SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
- WINDOW
- HABITABLE ROOM WINDOW
- DOOR

RESIDENT SOUND PROOFING NOTES:
 APARTMENTS ABUTTING SERVICES AND LARGE COMMUNAL AREAS WHERE POSSIBLE.
 AREAS WHERE THIS HAS NOT BEEN AVOIDED SOUND PROOFING INSULATION WITHIN WALLS AND SOUND PROOF BOARD LINING TO THE WALLS IS TO BE USED TO PROVIDE A SOUND BARRIER.
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WATER USAGE
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WINDOW AWNING
 LARGE GLASS WINDOWS AND DOORS THAT DO NOT HAVE A 300mm SHROOD HAVE A 1m WIDE WINDOW AWNING ON THE WESTERN AND EASTERN SIDES TO LIMIT SOLAR RADIATION WHERE POSSIBLE. SEE ELEVATIONS OF LOCATIONS AND DIAGRAM BELOW.
 ALUMINUM WINDOW AWNINGS ARE TO BE CANTILEVERED AND FINISHED COLOURS/GRAYS NEUTRAL OR ON THE LINE.
 SELECTED UNITS ARE TO BE INSTALLED AS PER THE MANUFACTURED GUIDELINES AND SPECIFICATIONS.



- TOWN PLANNING - NOT FOR CONSTRUCTION

D	RPI RESPONSE	SVF	PA	19.10.21
E	RPI RESPONSE	SVF	PA	22.09.21
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I	RPI RESPONSE	SVF	PA	26.06.21
J	TOWN PLANNING ISSUE	SVF	PA	22.08.20
K	DESCRIPTION	SVF	PA	22.08.20

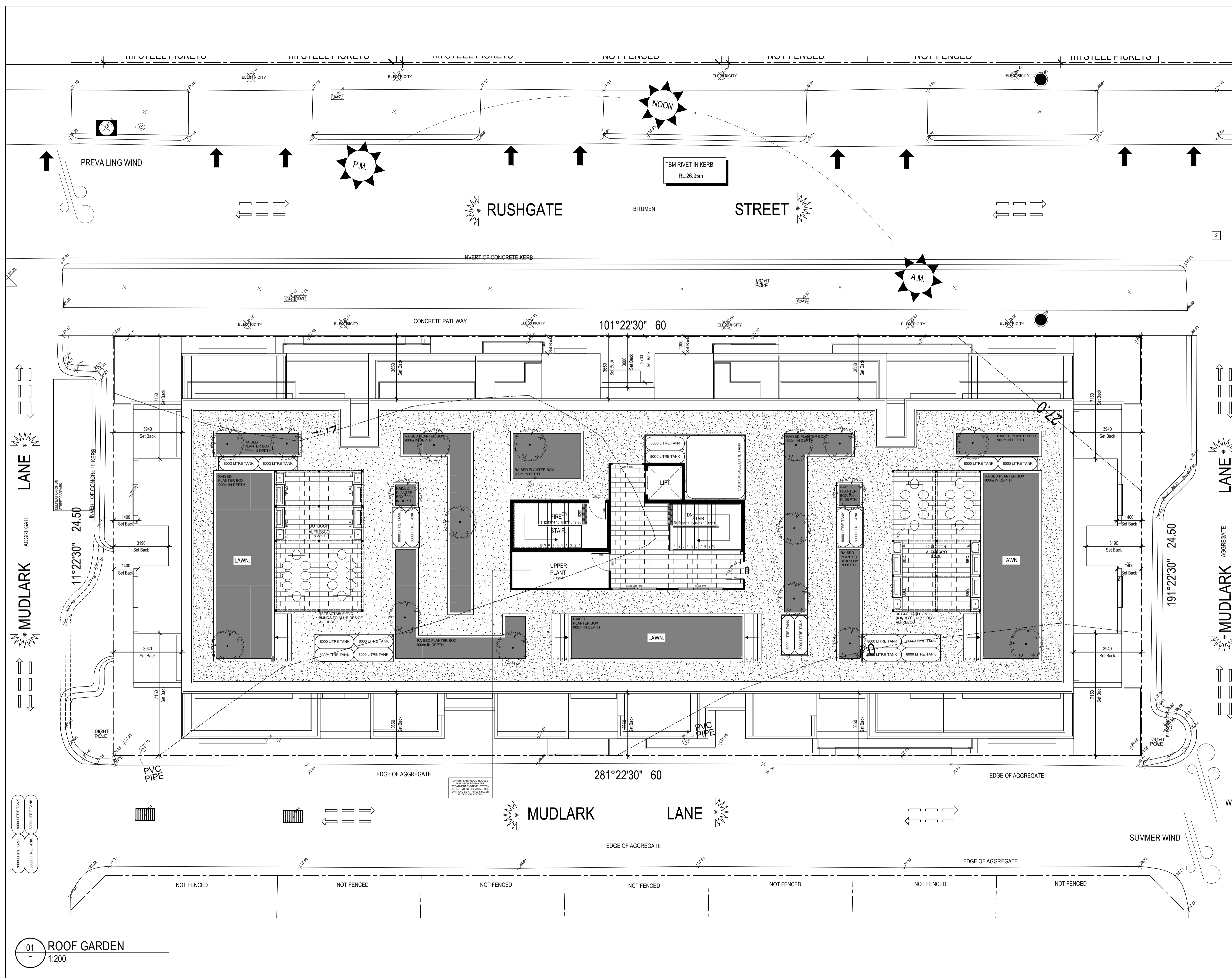
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 M 0413 122 391
 E info@studiothree.com.au

CLIENT: KOOL CONSTRUCTIONS
 PROJECT: PROPOSED APARTMENT BUILDING LOT 1430 RUSHGATE STREET PAKENHAM, 3810, VIC.

PROJECT # 3267
 DRAWING # A01 SHEET # A07 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 SECOND FLOOR
 1:200



DRIVEWAY
 - DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

LEGEND

- EXISTING TREE
- WIND
- MAJOR TRAFFIC CIRCULATION
- MINOR TRAFFIC CIRCULATION
- THE DEVELOPMENT SITE
- ENTRY POINT
- SOUND SOURCE
- EXISTING DWELLING
- SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
- WINDOW
- HABITABLE ROOM WINDOW
- DOOR

RESIDENT SOUND PROOFING NOTES:

APARTMENTS ABUTTING SERVICES AND LARGE COMMON AREAS WHERE POSSIBLE.

AREAS WHERE THIS HAS NOT BEEN AVOIDED SOUND PROOFING INSULATION WITHIN WALLS AND SOUND PROOF BOARD LINING TO THE WALLS IS TO BE USED TO PROVIDE A SOUND BARRIER.

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APARTMENT DOORS INTO COMMON AREAS SUCH AS HALLWAYS ARE TO BE ACOUSTIC DOORS TO ASSIST WITH NOISE POLLUTION AND PRIVACY.

COMMON SPACE

THE BUILDING'S MAXIMUM PERMANENT CAPACITY EXCLUDING VISITORS IS CALCULATED THAT 1 BEDROOM CAN BE OCCUPIED BY 2 PEOPLE FULL TIME. THIS MEANS THE MAXIMUM AMOUNT OF FULL TIME OCCUPANTS IS 106.

THE ROOFTOP GARDEN PROVIDES A TOTAL OF 691.85 m² OF USABLE FLOOR AREA THAT DOES NOT INCLUDE STAIRWAYS, ELEVATORS, PLANT ROOMS OR THE LIKE AND ONLY INCLUDES THE FLOOR AREA OF PATHWAYS, LAWN AREAS, GARDEN AREAS AND ALFRESCO AREAS FOR OCCUPANT TO USE.

THIS MEANS EACH OCCUPANT HAS AN ADDITIONAL 6.52m² OF COMMON SPACE.

WATER USAGE

ALL TOILETS IN THE BUILDING ARE INTERCONNECTED TO THE ROOFTOP WATER TANKS FOR TOILET FLUSH. THE CAPACITY OF THE ROOFTOP TANKS IS SPLIT SO THAT 75% IS USED FOR TOILET FLUSH AND THE REMAINING 25% IS USED FOR GARDEN MAINTENANCE.

- TOWN PLANNING - NOT FOR CONSTRUCTION

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C	PLANNING REVISIONS	SVF	RA	27.06.21
B	RPI RESPONSE	SVF	RA	06.06.21
A	TOWN PLANNING ISSUE	SVF	RA	22.06.20
REV	DESCRIPTION	DATE	DATE	DATE

UPPER PLANT ROOM HOUSES...
 RETRACTABLE PVC...
 PVC PIPE

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CLIENT KOOL CONSTRUCTIONS
 PROJECT PROPOSED APARTMENT BUILDING
 LOT 1430 RUSHGATE STREET
 PAKENHAM, 3810, VIC.

PROJECT # 3267
 DRAWING # A01
 SHEET # A08 OF A19

TOWN PLANNING
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

01 ROOF GARDEN
 1:200



01 ELEVATION NORTH
1:100



02 ELEVATION EAST
1:100

DRIVEWAY

- DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1.5 WITH ALLOWANCE FOR TRANSITIONS)
- PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED)

MATERIALS

- HATCH DENOTES SELECTED AUSTRAL BRICKS "SAN SELMO RECLAIMED" BRICK FACINGS MOUNTED TO BUILDING STRUCTURE WITH WHITE MORTAR JOINTS OR THE LIKE.
- HATCH DENOTES SELECTED ARCH CLAD "VERTICAL SEAM EXPRESS SYSTEM" FINISHED IN COLOURBOND "NIGHT SKY" OR THE LIKE.
- HATCH DENOTES SELECTED SMOOTH RENDER FINISHED IN DULUX "VIVID WHITE" OR THE LIKE.
- HATCH DENOTES SELECTED DECOCLAD "DECOBATTEN" FINISHED IN DECOWOOD "AMERICAN OAK" OR THE LIKE.
- HATCH DENOTES "FROSTED GLASS" OR THE LIKE.
- HATCH DENOTES STEEL FABRICATED VERTICAL FENCE FINISHED IN "NIGHT SKY" OR THE LIKE.
- HATCH DENOTES STEEL LATTICE FENCE FINISHED IN "BRUSHED STAINLESS STEEL WIRE" OR THE LIKE.
- WINDOW AND DOOR FRAMES AND EXTERNAL DOORS TO BE FINISHED IN COLOURBOND "NIGHTSKY" OR THE LIKE.
- STEEL SHROUDS MOUNTED AROUND WINDOWS AND FACADES TO BE FINISHED IN COLOURBOND "NIGHT SKY" OR THE LIKE.

VISIBLE BUILDING SERVICES

ALL BUILDING SERVICES ARE TO BE SCREENED AS TO NOT NEGATIVELY AFFECT THE ARCHITECTURAL QUALITIES OF THE STRUCTURE AND ITS VISUAL IMPACT TO THE SITE AND NEIGHBORHOOD.

BALCONIES USE GUIDELINES WILL BE MANAGED BY THE BODY CORPORATE AND CAN ONLY BE USED AS EXTERNAL LIVING SPACE AND NOT BE USED FOR STORAGE TO NOT NEGATIVELY AFFECT THE ARCHITECTURAL QUALITIES OF THE STRUCTURE AND ITS VISUAL IMPACT TO THE SITE AND NEIGHBORHOOD.

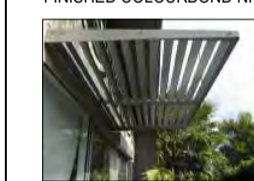
THE ABOVE ALSO AFFECTS THINGS LIKE CLOTHES HOISTS WHICH CANNOT BE ON THE BALCONY UNLESS THEY ARE BELOW BALCONY HEIGHT SO THAT THEY ARE NOT VISIBLE AS TO NOT NEGATIVELY AFFECT THE ARCHITECTURAL QUALITIES OF THE STRUCTURE AND ITS VISUAL IMPACT TO THE SITE AND NEIGHBORHOOD.

WINDOW AWNING

LARGE GLASS WINDOWS AND DOORS THAT DO NOT HAVE A 300mm SHROUD HAVE A 1m WIDE WINDOW AWNING ON THE WESTERN AND EASTERN SIDES TO LIMIT SOLAR RADIATION WHERE POSSIBLE. SEE ELEVATIONS OF LOCATIONS AND DIAGRAM BELOW.

ALUMINUM WINDOW AWNINGS ARE TO BE CANTILEVERED AND FINISHED COLOURBOND NIGHTSKY OR THE LIKE.

SELECTED UNITS ARE TO BE INSTALLED AS PER THE MANUFACTURED GUIDELINES AND SPECIFICATIONS.



- TOWN PLANNING -
NOT FOR CONSTRUCTION

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E	RPI RESPONSE	SVF	RA	22.09.21
F	RPI RESPONSE	SVF	RA	30.08.21
G	RPI RESPONSE	SVF	RA	24.06.21
H	PLANNING REVISIONS	SVF	RA	22.08.21
I	RPI RESPONSE	SVF	RA	26.06.21
J	TOWN PLANNING ISSUE	SVF	RA	22.06.20
REV DESCRIPTION		SVF	RA	DATE
COPYRIGHT WARNING ©		SVF	RA	DATE

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CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING
LOT 1430 RUSHGATE STREET
PAKENHAM, 3810, VIC.

PROJECT # 3267
DRAWING # A01 G SHEET # A09 OF A19

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES



01 ELEVATION NORTH
1:100



02 ELEVATION EAST
1:100

- DRIVEWAY**
- DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1.5 WITH ALLOWANCE FOR TRANSITIONS)
 - PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).
- MATERIALS**
- HATCH DENOTES SELECTED AUSTRAL BRICKS 'SAN SELMO RECLAIMED' BRICK FACINGS MOUNTED TO BUILDING STRUCTURE WITH WHITE MORTAR JOINTS OR THE LIKE.
 - HATCH DENOTES SELECTED ARCH CLAD 'VERTICAL SEAM EXPRESS SYSTEM' FINISHED IN COLOURBOND 'NIGHT SKY' OR THE LIKE.
 - HATCH DENOTES SELECTED SMOOTH RENDER FINISHED IN DULUX 'VIVID WHITE' OR THE LIKE.
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THE ABOVE ALSO AFFECTS THINGS LIKE CLOTHES HOISTS WHICH CANNOT BE ON THE BALCONY UNLESS THEY ARE BELOW BALCONY HEIGHT SO THAT THEY ARE NOT VISIBLE AS TO NOT NEGATIVELY AFFECT THE ARCHITECTURAL QUALITIES OF THE STRUCTURE AND ITS VISUAL IMPACT TO THE SITE AND NEIGHBORHOOD.

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B	RPI RESPONSE	SVF	RA	06.06.21
A	TOWN PLANNING ISSUE	SVF	RA	22.06.20
REV DESCRIPTION		SVF	RA	DATE
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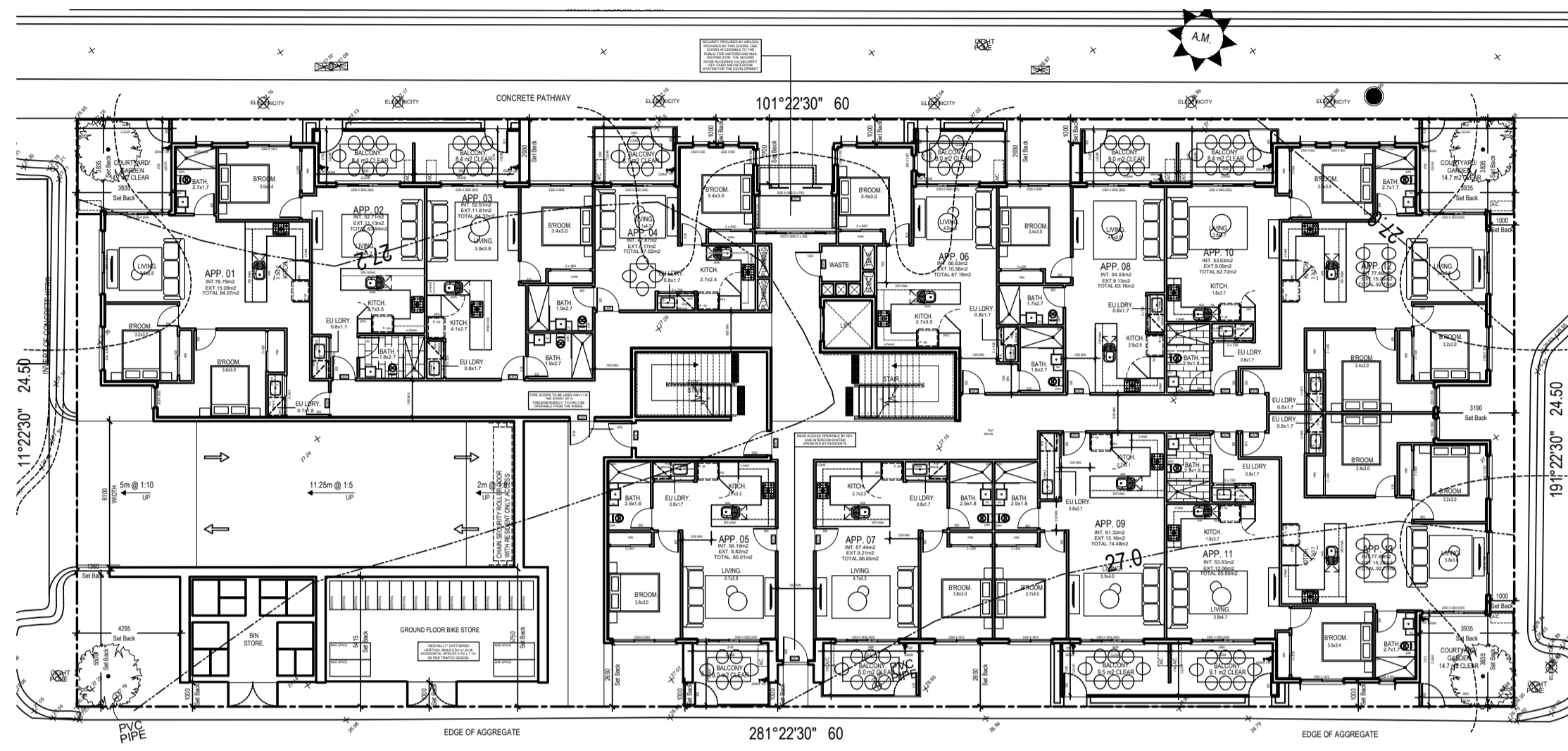
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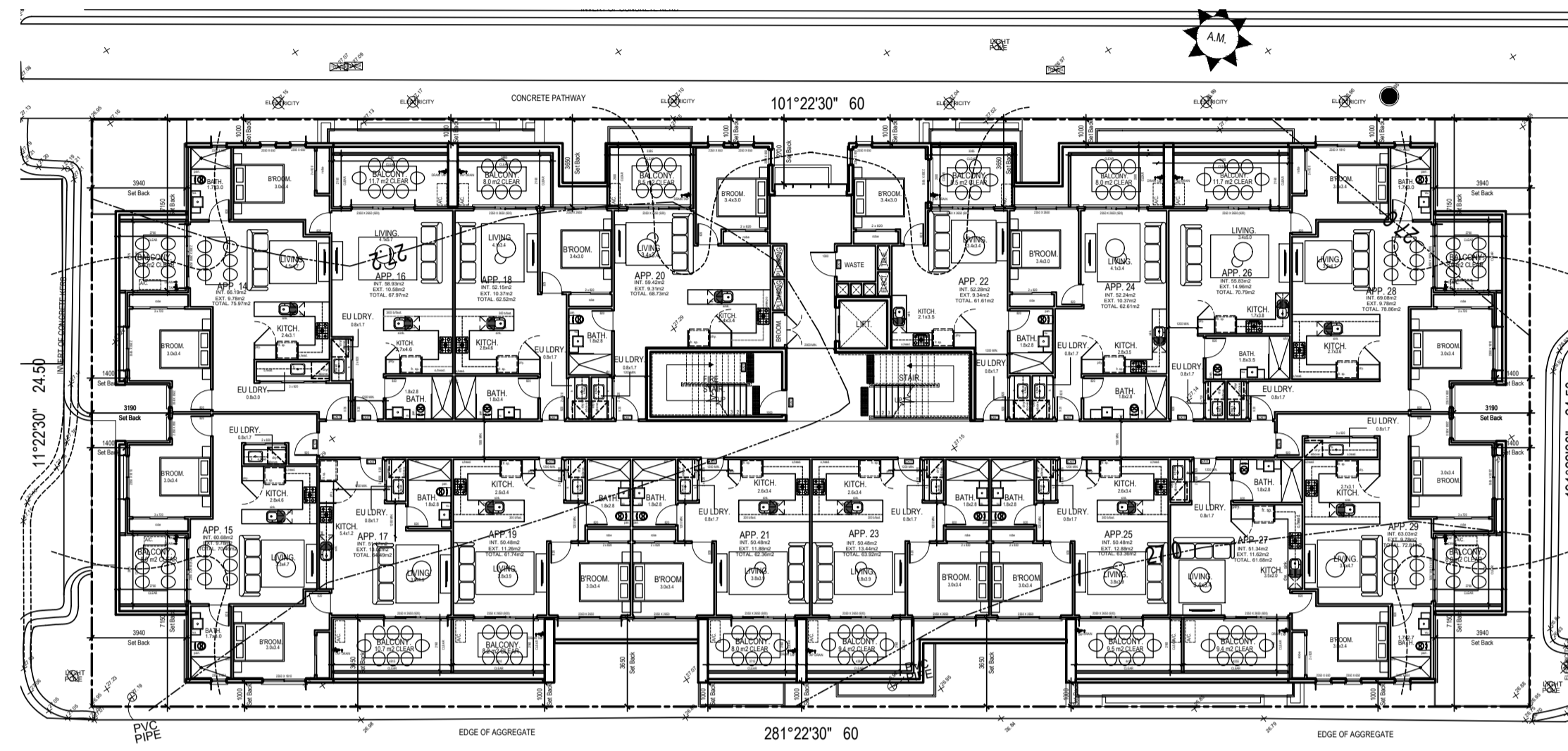
CLIENT KOOL CONSTRUCTIONS
PROJECT PROPOSED APARTMENT BUILDING
LOT 1430 RUSHGATE STREET
PAKENHAM, 3810, VIC.

PROJECT # 3267
DRAWING # A01 G SHEET # A10 OF A19

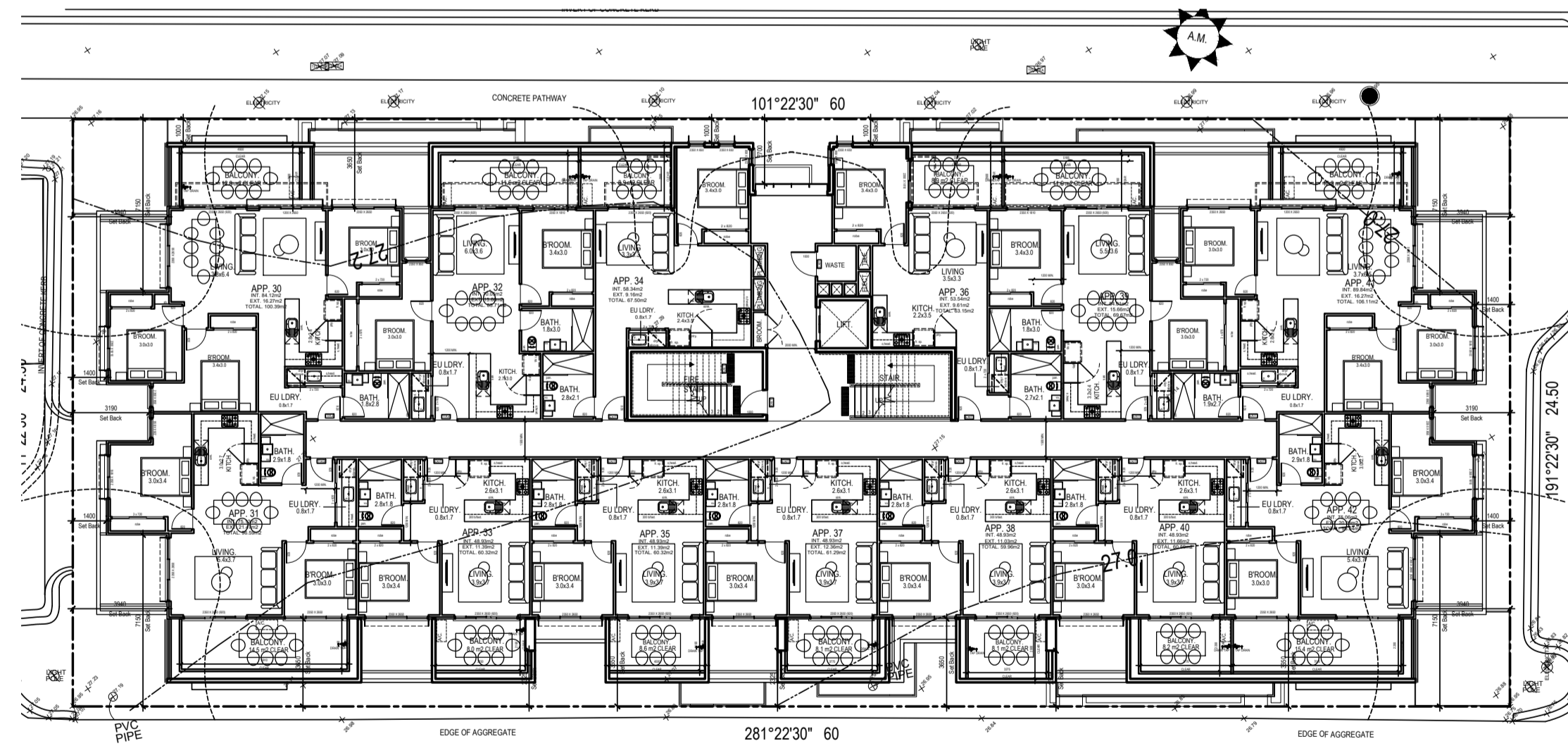
TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES



01 NATURAL VENTILATION DIAGRAM GF
1:200



02 NATURAL VENTILATION DIAGRAM FF
1:200



03 NATURAL VENTILATION DIAGRAM SF
1:200

DRIVEWAY
- DRIVEWAY BY OWNER AND GRADIENT (MAXIMUM 1:5 WITH ALLOWANCE FOR TRANSITIONS)
- PROVIDE GATIC DRAIN TO GARAGE AND DISCHARGE TO STORMWATER SYSTEM TO LOCAL AUTHORITIES REQUIREMENTS (IF NEEDED).

LEGEND

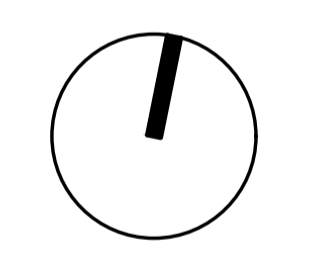
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- MINOR TRAFFIC CIRCULATION
- THE DEVELOPMENT SITE
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- SUNPATHS INDICATED REPRESENT PROJECTED PATH AT SUMMER AND WINTER EQUINOX.
- WINDOW
- HABITABLE ROOM WINDOW
- DOOR

58.07-4 NATURAL VENTILATION OBJECTIVE STANDARD D27
AT LEAST 40% OF DWELLINGS SHOULD PROVIDE EFFECTIVE CROSS VENTILATION THAT HAS:

- A MAXIMUM BREEZE PATH THROUGH THE DWELLING OF 18 METRES.
- A MINIMUM BREEZE PATH THROUGH THE DWELLING OF 5 METRES.
- VENTILATION OPENINGS WITH THE APPROXIMATELY THE SAME AREA.

THE BREEZE PATH IS MEASURED BETWEEN THE VENTILATION OPENINGS ON DIFFERENT ORIENTATIONS OF THE DWELLING.

APARTMENTS WITH CROSS VENTILATION INCLUDE:
1, 4, 6, 12, 13, 14, 15, 20, 22, 28, 29, 30, 31, 34, 36, 41, 42



- TOWN PLANNING -
NOT FOR CONSTRUCTION

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PROJECT PROPOSED APARTMENT BUILDING
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PAKENHAM, 3810, VIC.

PROJECT #	3267	SCALE	1:100	REV	DP-AD415	RELAYS	4
DRAWING #	A01	REVISION #	G	SHEET #	A11	OF	A19

TOWN PLANNING
NOT TO BE USED FOR CONSTRUCTION PURPOSES