

TOWN PLANNING

1 CONSTRUCTION OF TWELVE (12) DWELLINGS AND ASSOCIATED WORKS, 36-40 GALLERY WAY, PAKENHAM

FILE REFERENCE INT1823022

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Jason Gilbert

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T170606 be issued for the construction of twelve (12) dwellings and associated works at 36-40 Gallery Way, Pakenham VIC 3810 subject to the conditions attached to this report.

Attachments

- | | | |
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| 1 | Locality map | 1 Page |
| 2 | Development plans | 33 Pages |
| 3 | Copy of objections, circulated to councillors only | 15 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T170606
APPLICANT:	Dreamvale Group Pty Ltd
LAND:	36-40 Gallery Way, Pakenham VIC 3810
PROPOSAL:	Construction of twelve (12) dwellings and associated works
PLANNING CONTROLS:	General Residential Zone – Schedule 1 (GRZ1), adjacent to a Road Zone Category 1 (RDZ1) and subject to the Development Contributions Plan Overlay - Schedule 1 (DCPO1)
NOTIFICATION & OBJECTIONS:	<p>Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing one (1) sign on site facing Gallery Way.</p> <p>Nine (9) objections have been received to date.</p>
KEY PLANNING CONSIDERATIONS:	Residential intensification, amenity impacts, neighbourhood character
RECOMMENDATION:	Approval

BACKGROUND:

The subject site was created following the approval of Planning Permit T060825, which was issued on 21 December 2006 for the 'subdivision of land into 590 lots in stages generally in accordance with the approved plans'. The Permit was subject to 51 conditions.

The planning permit was amended (T060825a) on 2 March 2011 to include 'stage 22' within condition 12 and was later amended on 30 June 2011 to change the permit preamble to 'residential subdivision of land in stages, generally in accordance with the approved plans'.

The plans endorsed under the Planning Permit have been the subject of minor amendments via the secondary consent process, with the most recent amendment approved on 20 April 2016. The permit has also been extended a number of times, with the most recent extension approved on 17 February 2017.

SUBJECT SITE:

The site is identified as Lot M on Plan of Subdivision PS626362 or more generally known as 36-40 Gallery Way, Pakenham. The site is of an irregular shape and has an area of 4,421 square metres, with a frontage of approximately 75 metres to McGregor Road to the west, and 31 metres to Gallery Way to the east.

The site does not have any formal physical vehicle access and contains a number of easements, including a 2-metre-wide sewerage easement along the northern boundary (generally identified as E-5 and E-11), a 1.5-metre-wide powerline easement along the southern boundary (generally identified as E-13 and E-14) and a carriageway easement along the western boundary. An approximate 4m x 4.6m electricity reserve is located to the south-east corner of the site.

The site is undeveloped and does not contain any significant vegetation, with only managed grasses. Temporary fencing extends along most of the perimeter of the site.

The main characteristics of the surrounding area are:

- The site is bounded by a retirement village (Shanagolden Aged Care) to the north, with four single-storey units directly adjoining the site. These units are setback approximately 2 metres from the shared boundary with secluded private open space for these units located within this setback.
- The site is bounded by an approximate 650-square-metre allotment to the north-east (34 Gallery Way), which has been developed with a single-storey brick dwelling. The dwelling is setback approximately 1 metre from the shared boundary, with the secluded private open space located on the northern side of the dwelling.
- The site is bounded by Gallery Way to the east and opposite is an approximate 846-square-metre allotment (47 Gallery Way) that contains a single-storey brick dwelling.
- The site is bounded by an approximate 700-square-metre allotment to the south (42 Gallery Way), which contains a single-storey brick dwelling. The dwelling is setback between approximately 2.5m and 8m and from the shared boundary, and secluded private open space is located to the rear of the dwelling.
- The site is bounded by McGregor Road to the west, which is a single-carriageway road with a wide reserve for a future road widening and grade separation. On the western side of this road are residential allotments that form part of the Blue Horizons estate.

- The site forms part of the 'Arden Garden' residential estate, which will contain almost 600 allotments when completed. The estate is located approximately 1.3 kilometres to the south of the commercial centre of Pakenham and 1.5 kilometres from Pakenham Station.

PROPOSAL:

The proposal is for the construction of twelve (12) two-storey dwellings and associated works, with the dwellings to be configured around an internal access way.

Units 1 and 2 are located towards the south-east corner of the site, with frontage to Gallery Way but rear vehicle access via the internal access way. Both dwellings feature open-plan living areas, master bedrooms and single garages on the ground floor level and three bedrooms and sitting areas on the first floor level. Secluded private open space is provided on the western side of the dwellings. The units have a minimum setback of 4.1 metres from Gallery Way and 1.85 metres from the southern boundary.

Units 3 and 4 are generally located towards the centre of the site, with Unit 3 adjoining the neighbouring allotment at 34 Gallery Way and setback a minimum of 2 metres from the shared boundary. On the ground floor, the units feature open-plan living areas, master bedrooms and single garages. On the first floor, the units feature two bedrooms and sitting areas. Secluded private open space is generally provided on the northern and western side of the dwellings.

Units 5 to 8 are configured along the northern boundary, with minimum setbacks of 3.5 metres from this boundary. Unit 5 also has a minimum setback of 2 metres from the eastern boundary (34 Gallery Way), while Unit 8 has a minimum setback of 2.92 metres from the western boundary (McGregor Road). The four units features single car garages, open-plan living areas and master bedrooms at ground floor level, with two bedrooms on the upper floor levels. The larger units 6 and 7 also contain sitting areas on the upper floor. Secluded private open space is generally provided on the northern side of the dwellings.

Units 9 to 12 are located along the western boundary, with minimum setbacks of at least 8.345 metres from this boundary. Unit 12 also has a minimum setback of 1.595 metres from the southern boundary (42 Gallery Way). The units include garages, living areas and master bedrooms at ground floor level, and sitting areas and two bedrooms on the first floor. Secluded private open space is generally provided on the western side of the dwellings.

Design

The units incorporate a range of materials and colours, including face brickwork, rendered finishes, aluminium-framed windows and concrete tiled hip roofing with a maximum pitch of 22.5 degrees. The first floor levels are partially recessed to provide a sense of articulation and the first floor level also includes eaves. Other design features used throughout the development include prominent entry porches, recessed garages, and pergolas.

The units will have ground floor ceiling heights of approximately 2.7 metres, upper floor ceiling heights of 2.550 metres and a maximum height of up to 7.4 metres from ground level to ridgeline.

Vegetation Removal, Landscaping, Open Space and Fencing

The site is vacant and does not contain any vegetation. While formal landscaping plans have not been provided, the proposed site plan includes a number of open space areas within the front, side and rear of the units.

Perimeter fencing consisting of 1.8-metre-high painted paling fencing is shown on the northern, southern and western elevations. On the eastern elevation, there will be no front fencing to units 1 and 2. The remainder of this elevation will generally consist of 1.8-metre-high painted paling fencing. Internal fencing will also consist of 1.8-metre-high paling fencing.

Subdivision

No subdivision is proposed as part of this application however the applicant has provided indicative subdivision plans that show lots sizes of between 228.6 square metres and 292.38 square metres.

Utilities, Services, Amenities and Access

The plans show the provision of patios and rubbish bin storage areas within the rear private open space of each dwelling, storage space within the garage of each dwelling, and mailboxes at the entry to the site.

A 5.5-metre-wide crossover to Gallery Way is to be constructed along the eastern boundary and access within the site will be provided by minimum 4-metre-wide roads.

PLANNING SCHEME PROVISIONS:

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 11.06-2 Housing choice;
- 11.06-5 Neighbourhoods;
- 11.06-6 Sustainability and resilience;
- 15.01-1 Urban design;
- 15.01-4 Design for safety;
- 15.01-5 Cultural identity and neighbourhood character;
- 15.01-6 Healthy neighbourhoods;
- 15.02-1 Energy and resource efficiency;
- 16.01-1 Integrated housing;
- 16.01-2 Location of residential development; and
- 16.01-4 Housing diversity.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.02-8 Resource conservation;
- 21.03-1 Housing; and
- 21.06-1 Design and built form.

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;

- Clause 52.06 Car Parking;
- Clause 52.29 Land Adjacent to a Road Zone Category 1;
- Clause 65 Decision Guidelines; and
- Clause 66 Referral and Notice Provisions.

Zone

The land is subject to the **General Residential Zone – Schedule 1 (GRZ1)** and is adjacent to a **Road Zone Category 1 (RDZ1)**.

Overlays

The land is subject to the Development Contributions Plan Overlay – Schedule 1 (DCPO1).

PLANNING PERMIT TRIGGERS

The proposal for requires a planning permit under the following clause of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-5 of the General Residential Zone, a permit is required to construct two or more dwellings on a lot.

PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land; and
- Placing one (1) sign on site facing Gallery Way.

The notification has been carried out correctly, and Council has received nine (9) objections to date.

The key issues that were raised in the objections are:

- The proposed development is not consistent with expectations and advertising material for Arden Estate, which shows the land being set aside for a reserve.
- Vehicles associated with the proposed development causing traffic, parking and safety hazards.
- The proposed development may increase the incidence of crime.
- Issues associated with waste management, including extra noise from waste collection, visual impacts and waste storage not being contained on the subject site.
- Concerns regarding the maintenance of the shared nature strip.
- The potential for extra water runoff as a result of the proposed development.
- Two-storey dwellings will impact on privacy and are not consistent with existing development.
- The subject site will not be able to be used as a shortcut to McGregor Road and beyond.

REFERRALS

AusNet Services

The application was referred to AusNet Services for comment. AusNet Services had no objection to the proposal subject to conditions.

South East Water

The application was referred to South East Water for comment. South East Water had no objection to the proposal subject to conditions.

Melbourne Water

The application was referred to Melbourne Water for comment. Melbourne Water had no objection to the proposal and did not request any conditions.

VicRoads

The application was referred to VicRoads for comment. As there is no direct access proposed onto McGregor Road, and there are no works proposed on the carriageway easement, VicRoads had no objection to the proposal and did not request any conditions.

APA Group

The application was referred to APA Group for comment. A response has not been received to date.

DISCUSSION

The proposal for the construction of twelve (12) dwellings and associated works is considered consistent with the aims and objectives of the Cardinia Planning Scheme. The proposal delivers on relevant state and local policies that seek to achieve attractive and liveable neighbourhoods and support housing in appropriate locations.

State and Local policies

A number of state and local policies are relevant to this application, such as Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form), which aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework is also relevant to this application. This includes objectives and strategies to help deliver a range of housing types and increased densities, while being consistent with the existing and/or preferred neighbourhood character.

Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) are also relevant to this application. These clauses aim to prevent inappropriate development and provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions.

The proposed development responds to these clauses as it will support the increase of housing within an established area of Pakenham, with Pakenham's commercial centre and train station

located approximately 1.4 kilometres to the north east, Princes Freeway located approximately 400 metres to the south, Heritage Springs Shopping Centre located 300 metres to the north-west, and reserves and public open space within approximately 500 metres.

The proposal also contributes towards a diversity of housing types and sizes, with the proposed two-storey townhouses to provide a form of housing type that is currently not provided in the area, and on indicative lot sizes of approximately **228.6 square metres and 292.38 square metres**. The immediate area generally consists of single-storey detached dwellings on lot sizes in excess of 600 square metres. At the same time, the proposal helps to respect the character of the existing area, with the use of features and materials that are consistent with what is found in the wider area, such as brick cladding, concrete tiled hip roofing, eaves and open areas for landscaping.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme, with the plans maximising the northern orientation of the proposed dwellings and associated private open spaces, and including large areas for landscaping and permeability.

General Residential Zone – Schedule 1

The General Residential Zone seeks to encourage development that respects the neighbourhood character of the area and to provide a diversity of housing types and housing growth in locations offering good access to services and transport.

While the use of the land for 12 dwellings does not require a planning permit under the zone, a permit is required to construct two or more dwellings on a lot under clause 32.08-6.

The decision guidelines of this overlay cover a number of matters, including:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- The purpose of this zone; and
- The objectives, standards and decision guidelines of Clause 55.

The proposal reinforces the residential nature of the area and supports housing growth in an area that is well served by infrastructure and located close to the commercial centre of Pakenham.

Clause 32.08-4 requires a minimum percentage of a lot to be set aside as garden area when constructing or extending a dwelling or residential building on a lot. For a lot exceeding 650 square metres (such as the subject site), 35 per cent of the land must be set aside as garden area. The proposal meets this requirement, with 47.46 per cent or 2,098.27 square metres of garden area.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives.

Accordingly, the development is considered responsive to the existing and emerging character of the area, while achieving the zone's objective for housing diversity and growth in appropriate locations.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives and standards of Clause 55. A summary of the assessment of the development against Clause 55 is listed below:

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the existing and developing neighbourhood character of the area. The proposal reinforces the residential character of the area, and uses appropriate design, materials and siting to complement the area. The development is well integrated with the streetscape and of an appropriate scale given its proximity to Pakenham Activity Centre and associated services and infrastructure.

The development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services will be available to the development.

Clause 55.03 Site layout and building massing:

The setbacks of the buildings respect the existing and preferred neighbourhood character of the area and it is considered that the site layout and building form is consistent with the relevant standards.

While the front setback of the development does not meet the 7.27 metres required under the Standard, the proposed minimum setback of 2.0 metres is considered consistent with the objectives for the following reasons:

- The site benefits from a deep nature strip, which helps to increase the perceived setback from Gallery Way.
- The location on the side of the bend of Gallery Way means that any reduced setback will not be visually obvious and will not disrupt the rhythm of the street as there are no comparable adjoining properties.
- The setback of the development from Gallery Way increases on approach to 42 Gallery Way, with the front setback of the south-east corner of proposed dwelling generally matching the setback of 42 Gallery Way.
- When the street is taken into consideration in its entirety, the proposed setback is not considered to result in any detrimental impact on the streetscape.
- The open landscape character of the street is maintained as the development does not propose any front fencing and provides ample landscaping opportunities.

Building heights (maximum height of 7.4 metres), site coverage (31.86 per cent) and permeability (43.76 per cent) are within the standards. Energy efficiency, safety, landscaping, access and parking location are all considered appropriate and in accordance with the required standards.

Clause 55.04 Amenity Impacts:

The proposed development will have limited impact on the amenity of existing dwellings, with the proposal meeting all standards in relation to matters such as walls on boundaries, side and rear setbacks, daylight to existing windows, overshadowing and overlooking. Internal impacts such as internal views and noise impacts are also managed appropriately and in accordance with the relevant standards.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area.

The proposal comprises a conventional residential standard of design that does not detract from the surrounding area. It includes features such as eaves on the upper level, and colours and materials that will make a positive contribution to the area.

The proposed access way is functional and capable of efficient management. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

While not all dwellings meet the 6m³ storage requirements of Standard B30, a variation to this standard is considered appropriate and the application is deemed to meet the relevant objective for the following reasons:

- Each dwelling is large (internally);
- Each dwelling has a lock up garage (single or double);
- Each dwelling has large areas of private open space; and
- Each dwelling includes areas such as laundries, open landings, other living spaces, and multiple bedrooms.

Clause 52.29 Land Adjacent to a Road Zone Category 1

This Clause applies to land adjacent to a Road Zone Category 1 and aims to ensure appropriate access to identified roads and appropriate subdivision of land adjacent to identified roads. McGregor Road classified as a Road Zone Category 1 but as the proposal does not involve subdivision at this stage and does not propose any access to McGregor Road, the permit requirements of this clause do not apply.

Despite this, the application was referred to VicRoads for comment. VicRoads had no objection and did not request any conditions.

Development Contributions Plan Overlay – Schedule 1

The Development Contributions Plan Overlay identifies areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Pursuant to Clause 45.06-1, a permit granted must:

- Be consistent with the provisions of the relevant development contributions plan; and
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

A condition requiring the payment of this contribution will be placed on any planning permit.

Clause 52.06 Car Parking

The purposes of Clause 52.06 include the need to ensure the provision of an appropriate number of car parking spaces having regard to the activities on the land and to ensure that car parking does not adversely affect the amenity of the locality.

The proposal consists of 12 three-bedroom dwellings, and pursuant to Clause 52.06-5, dwellings with three bedrooms are required to provide a minimum of two car parking spaces. 1 visitor space is also required to be provided to every 5 dwellings.

The development meets the above car parking requirements, with Units 1 to 10 include a single garage with additional car parking space to the front of each garage, and Units 11 and 12 to include a double garage. A total of three visitor spaces are provided. The development also complies with all relevant design standards of Clause 52.06-9, which covers matters such as access way widths, turning areas and car park space sizes.

Objections

The application was advertised by sending notices to the owners and occupiers of adjoining land and placing one (1) sign on site facing Gallery Way. Council has received nine (9) objections to date.

The key issues and themes that were raised in the objections and a response to each is provided below:

The proposed development is not consistent with expectations and advertising material for Arden Estate, which shows the land being set aside for a reserve.

It is noted that the land is zoned General Residential Zone and the use of the land for a dwelling is an-of-right use, which means that any consideration of (either for or against) the intended use is not applicable to this assessment. This assessment is limited to considering the appropriateness of development component only, and considering other uses for the site is outside the scope of this assessment.

It is also noted that a review of the historical planning permits and endorsed plans associated with the creation of the subdivision (such as T020424, T040628, T060825) does not identify the subject site as a reserve, public open space, or any other similar use.

Vehicles associated with the proposed development causing traffic, parking and safety hazards.

The application has been referred to Council's Traffic Department, who had no objection to the proposal. It is noted that the proposal meets the car parking requirements of Clause 52.06 of the Planning Scheme, with all dwellings contains the required number of car parking spaces and the overall development containing the required number of visitor car parking spaces.

In terms of vehicle impacts during construction of the development, a permit condition will require the preparation of a construction management plan to help manage the impacts of any development of the land.

The proposed development may increase the incidence of crime.

There is no evidence of this occurring and the use of land for dwellings is as-of-right.

Issues associated with waste management, including extra noise from waste collection, visual impacts and waste storage not being contained on the subject site.

A waste management plan has been prepared by Leigh Design and supported by Council's Waste Management Department. As per the waste management plan, all waste collection will be conducted wholly within the access way to the development, which will avoid any traffic impacts to Gallery Way. Council has local laws in place to ensure that bins do not cause a nuisance to other residents.

Concerns regarding the maintenance of the shared nature strip.

It is the responsibility of all property owners to ensure the basic maintenance of their adjacent nature strip and this is a matter that is regulated by Council. The future owners of the subject site will also be required to abide by these requirements.

The potential for extra water runoff as a result of the proposed development.

The applicant does not anticipate that the design will result in excess water run-off onto adjoining properties and Council's Engineering Department has not identified any issues relating water run-off. Conditions of any planning permit require the preparation of detailed stormwater and drainage management plans.

Two-storey dwellings will impact on privacy and are not consistent with existing development.

The application includes a detailed set of elevation drawings which show that the development makes use of fencing, screening and glazing techniques to ensure compliance with the overlooking requirements of Standard B22 of Rescode. The development also includes large areas of land that can be used for landscaping to help provide further screening between adjoining properties.

The development also complies with all relevant height standards and while it is acknowledged that the surrounding area consists of mostly single-storey dwellings, two-storey dwellings are not considered out of character for a residential area.

The subject site will not be able to be used as a shortcut to McGregor Road and beyond.

The subject site is privately-owned and has not been set aside as an access way to McGregor Road and beyond.

Cardinia Shire's Liveability Plan 2017-2029

Cardinia Shire's Liveability Plan has been developed to provide a clear framework for public health planning within the Shire, and it has a number of goals and actions relating to policy domains that include active travel, education, employment and housing. The application is considered consistent with this Plan as it supports an increase of housing and alternative housing types in close proximity to employment, transport, education and services.

Clause 65 Decision Guidelines

The proposal is consistent with the SPPF and LPPF, the purpose of the zone and is consistent with the orderly planning of the area and not expected to have any unreasonable impact on the amenity of the surrounding area.

CONCLUSION

Having regard to the above, it is considered that the proposal is consistent with the Cardinia Planning Scheme. It is recommended that a Notice of Decision to Grant Planning Permit **T170606** be issued for the construction of twelve (12) dwellings and associated works at 36-40 Gallery Way, Pakenham VIC 3810 subject to the following conditions:

CONDITIONS

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Development Plans:

- a. Correctly label the elevations of Units 1 and 2 on Drawings TPU02 and TPU04.
- b. Deletion of Unit 1's side gate as per Condition 16b.

Landscape Plan:

- c. A landscape plan prepared by a person suitably qualified and experienced in landscape design. The plan must be drawn to scale with dimensions and show the following:
 - i. Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - ii. Details of surface finishes of pathways and driveways.
 - iii. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - iv. Landscaping and planting within all open areas of the subject land.

All species selected must be to the satisfaction of the Responsible Authority.

2. At least 14 days before any works start, a site specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will then form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.
- b. Provision of pollution and contamination controls including noise and dust.
- c. Location of stockpiles and stockpile management.
- d. Location of site office and facilities.

- e. Traffic, equipment, materials and goods management.
3. Before the development starts, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

4. Prior to a building permit being issued under the *Building Act 1993*, a cash contribution to the satisfaction of the Responsible Authority must be provided for the provision or augmentation of public infrastructure in accordance with the relevant approved Development Contribution Plan.
5. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
6. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
7. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - c. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - d. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - e. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - f. Lighting must be provided near the front entrance of each dwelling.
 - g. The landscaping works shown on the endorsed plans must be carried out and completed.

- h. A commercial/industrial standard concrete vehicle crossing as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - i. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
- 8. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
- 9. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
- 10. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
- 11. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
- 12. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
- 13. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
- 14. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
- 15. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.

AusNet Services Conditions:

- 16. The applicant must –
 - a. Enter into an agreement with AusNet Electricity Services Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the Design Response Plan. A payment to cover the cost of such work will be required.
 - b. Remove Unit 1's side gate from the Design Response Plan.

South East Water Conditions:

17. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.

18. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.

Expiry:

This permit for development will expire if:

- a) The development is not started within **two (2) years** of the date of this permit.
- b) The development is not completed within **four (4) years** of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.
- Consent may be required from the relevant authority prior to constructing any buildings or undertaking any works on or within 1 metre of the easement along the southern boundary.

AusNet Services Notes:

- It is recommended that, at an early date the applicant commences negotiations with AusNet Services for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).
- Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.
- For all enquiries please email subdivisions@ausnetservices.com.au.

South East Water Notes:

- The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water.
All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.
- The following South East Water agreement options are available:

- Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development
 - Application For Notice of Agreement Subdivision-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)
 - Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)
- To lodge an application please visit our website: www.southeastwater.com.au.

Melbourne Water Notes:

- Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water’s drainage system, based on a flood level that has a probability of occurrence of 1% in any one year. It is advised to assess the impacts of flooding associated with the local drainage system (council).
- If Council have determined an applicable flood level for the property, Melbourne Water recommends that the finished floor levels of the new development are constructed to a minimum of 300mm above the applicable council flood level.
- For general development enquiries contact our Customer Service Centre on 131722.



105.8 0 52.90 105.8 Meters

1:2,083

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

29-Mar-2018

Notes





- 0.75m PARENHAM SECONDARY COURSE
- 0.80m PARENHAM PLACE LIBRARY
- 0.85m PARENHAM PLACE SHOPPING CENTRE
- 0.90m PARENHAM TRANSITATION
- 1.00m HEPHY HOP CHILD CARE
- 1.20m TASMAN MARKET FRESH MEATS
- 1.50m PARENHAM LERENDS PRIMARY SCHOOL
- 1.60m PARENHAM REGIONAL SENIORS CENTRE
- 1.80m WESTING, COLES, & OTHERS
- 1.80m PARENHAM RAAF RECREATION WAY BUS STOP
- 1.80m PRINCE PAV
- 1.90m MCGREGOR RD BUS STOP
- 2.00m RETIREMENT VILLAGE



SITE & NEIGHBOURHOOD DESCRIPTION PLAN
 SCALE: 1:200
 TOWN PLANNING DOCUMENTATION
 MULTI DWELLING PROPOSAL
 38-40 GALLERY WAY
 PARENHAM
 FOR: TEEZE (Pty) LTD

LEGEND
 VEHICULAR SITE ENTRY
 TITLE BOUNDARY
 HOT NORTHERLY WINDS
 COLD SOUTHWESTERLY WINDS
 CONTOURS
 AUSTRALIAN HEIGHT DATUM DERIVED FROM
 FM 715 - RL 56.10 AHD (SME'S 2807/14)
 (Plan: M Survey Plan No. 8871 prepared by
 A LINE SURVEYING)

<p>LOUIS CHODO CONSULTANTS</p> <p>10/100 GALLERY WAY PARENHAM TASMANIA 7246 PH: 081 450 9999 WWW.LOUISCHODO.COM.AU</p>	<p>SITE CONTEXT</p> <table border="1"> <tr> <td>TP-01</td> <td>A</td> </tr> </table>	TP-01	A
TP-01	A		



DESIGN RESPONSE

It is the intention of this proposal to create a 12 Unit Development that responds to the surrounding neighbourhood character and seeks to enhance the residential streetscape.

The proposed development has been designed within the context of the site and has taken into consideration the adjoining properties and contemporary assessment to McGregor Road on the western boundary.

Particular consideration has been given to:

- Creating a contemporary style development that responds sympathetically with the surrounding residential character.
- Addressing the immediate adjoining neighbours as to siting of the development and by its design giving consideration to avoiding loss of amenity.
- The dwelling designs take advantage of the existing site orientation and topography.
- The proposed landscaping will be implemented to enhance the site development and the surroundings.

The following outlines the Unit proposal in the context of the opportunities and constraints of the site and its location and relationship with adjoining properties.

1. The access to the site will be convenient and will be between a generous front median strip fronting Gallery Way with no removal of any existing vegetation.
2. Dwellings have been sited to address Gallery Way and also the main entry driveway with no vehicular access leading these areas.
3. The setback from all boundaries facilitate the planting of suitable vegetation to these areas.
4. All dwellings have generous front landscaped areas addressing the internal road ways.
5. Visitor spaces are conveniently located and set within the landscaped areas.
6. All garage walls have been set of boundaries. In respect of the adjoining neighbours to minimize any visual impact.
7. All upper levels have been setback from the lower levels to create articulation and reduce the perception of visual bulk and minimize potential overlooking issues.
8. The dwellings have been intentionally positioned so they have a generous visual separation between them.
9. Side access has been provided to all dwellings to allow for practical & property maintenance.
10. First floor windows have been set back from boundaries with any windows to the habitable room to be provided with translucent glazing up to 1.7m or privacy screens above floor level as required.
11. Each dwelling provides surveillance along the front setback and the internal driveways.
12. The overall height of the development falls below 6.0 metres and coupled with the site setbacks proposed, results in a built form that is not dominant in the streetscape context.

LEGEND:

- VEHICULAR SITE ENTRY
- TITLE BOUNDARY
- HOT NORTHERLY WINDS
- COLD SOUTH-WESTERLY WINDS
- CONTOURS
- PROPOSED LANDSCAPING
- PROPOSED LANDSCAPING

AUSTRALIAN HEIGHT DATUM DERIVED FROM PM 915 - RL 56.10 AND (GMS 28/0714) (Refer to Survey Plan No. 8871 prepared by A LINE SURVEYING)

DESIGN RESPONSE PLAN
SCALE: 1:200

SOON PLANNING DOCUMENTATION

MULTI DWELLING PROPOSAL
30-41 GALLERY WAY
PARRAMATTA

PSA: TRIZEKOPFF LTD



NO.	REVISION	DATE

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louis chodo
ARCHITECTS

14/150 GALLERY WAY
PARRAMATTA NSW 2150
TEL: 02 9639 1111
WWW.LOUISCHODO.COM

DESIGN RESPONSE		DATE
NO.	REVISION	DATE

TP-02 A



SITE DATA

TOTAL SITE AREA: 3112.34m² (EXG. CARRIAGEWAY EASEMENT)	
BUILDING AREA: 1408.59m ²	
SITE COVERAGE: 45.26%	
PERMEABILITY: 1408.59m ² (45.26%)	
GARAGE AREA: 1070.25m ² (34.41%)	
TOTAL SITE AREA: 4421.36m² (INC. CARRIAGEWAY EASEMENT)	
BUILDING AREA: 1408.59m ²	
SITE COVERAGE: 31.86%	
PERMEABILITY: 1070.25m ² (24.21%)	
GARAGE AREA: 2058.27m ² (46.55%)	

UNIT 1 (TYPE A)	UNIT 2 (TYPE A)
LOT AREA: 0.0000m ²	LOT AREA: 0.0000m ²
GROUND FLOOR AREA: 0.0000m ²	GROUND FLOOR AREA: 0.0000m ²
FIRST FLOOR AREA: 0.0000m ²	FIRST FLOOR AREA: 0.0000m ²
TOTAL LIVING AREA: 0.0000m ² (0.00%)	TOTAL LIVING AREA: 0.0000m ² (0.00%)
GARAGE STORE EOCOM AREA: 0.0000m ²	GARAGE STORE EOCOM AREA: 0.0000m ²
STORAGE VOLUME: 0.0000m ³	STORAGE VOLUME: 0.0000m ³
PRIVATE OPEN SPACE: 0.0000m ²	PRIVATE OPEN SPACE: 0.0000m ²
SECLUDED PRIVATE OPEN SPACE: 0.0000m ²	SECLUDED PRIVATE OPEN SPACE: 0.0000m ²
LANDSCAPING: 0.0000m ²	LANDSCAPING: 0.0000m ²

UNIT 3 (TYPE A)	UNIT 4 (TYPE A)
LOT AREA: 0.0000m ²	LOT AREA: 0.0000m ²
GROUND FLOOR AREA: 0.0000m ²	GROUND FLOOR AREA: 0.0000m ²
FIRST FLOOR AREA: 0.0000m ²	FIRST FLOOR AREA: 0.0000m ²
TOTAL LIVING AREA: 0.0000m ² (0.00%)	TOTAL LIVING AREA: 0.0000m ² (0.00%)
GARAGE STORE EOCOM AREA: 0.0000m ²	GARAGE STORE EOCOM AREA: 0.0000m ²
STORAGE VOLUME: 0.0000m ³	STORAGE VOLUME: 0.0000m ³
PRIVATE OPEN SPACE: 0.0000m ²	PRIVATE OPEN SPACE: 0.0000m ²
SECLUDED PRIVATE OPEN SPACE: 0.0000m ²	SECLUDED PRIVATE OPEN SPACE: 0.0000m ²
LANDSCAPING: 0.0000m ²	LANDSCAPING: 0.0000m ²

UNIT 5 (TYPE B)	UNIT 6 (TYPE C)
LOT AREA: 0.0000m ²	LOT AREA: 0.0000m ²
GROUND FLOOR AREA: 0.0000m ²	GROUND FLOOR AREA: 0.0000m ²
FIRST FLOOR AREA: 0.0000m ²	FIRST FLOOR AREA: 0.0000m ²
TOTAL LIVING AREA: 0.0000m ² (0.00%)	TOTAL LIVING AREA: 0.0000m ² (0.00%)
GARAGE STORE EOCOM AREA: 0.0000m ²	GARAGE STORE EOCOM AREA: 0.0000m ²
STORAGE VOLUME: 0.0000m ³	STORAGE VOLUME: 0.0000m ³
PRIVATE OPEN SPACE: 0.0000m ²	PRIVATE OPEN SPACE: 0.0000m ²
SECLUDED PRIVATE OPEN SPACE: 0.0000m ²	SECLUDED PRIVATE OPEN SPACE: 0.0000m ²
LANDSCAPING: 0.0000m ²	LANDSCAPING: 0.0000m ²

UNIT 7 (TYPE C)	UNIT 8 (TYPE D)
LOT AREA: 0.0000m ²	LOT AREA: 0.0000m ²
GROUND FLOOR AREA: 0.0000m ²	GROUND FLOOR AREA: 0.0000m ²
FIRST FLOOR AREA: 0.0000m ²	FIRST FLOOR AREA: 0.0000m ²
TOTAL LIVING AREA: 0.0000m ² (0.00%)	TOTAL LIVING AREA: 0.0000m ² (0.00%)
GARAGE STORE EOCOM AREA: 0.0000m ²	GARAGE STORE EOCOM AREA: 0.0000m ²
STORAGE VOLUME: 0.0000m ³	STORAGE VOLUME: 0.0000m ³
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SECLUDED PRIVATE OPEN SPACE: 0.0000m ²	SECLUDED PRIVATE OPEN SPACE: 0.0000m ²
LANDSCAPING: 0.0000m ²	LANDSCAPING: 0.0000m ²

UNIT 9 (TYPE C)	UNIT 10 (TYPE C)
LOT AREA: 0.0000m ²	LOT AREA: 0.0000m ²
GROUND FLOOR AREA: 0.0000m ²	GROUND FLOOR AREA: 0.0000m ²
FIRST FLOOR AREA: 0.0000m ²	FIRST FLOOR AREA: 0.0000m ²
TOTAL LIVING AREA: 0.0000m ² (0.00%)	TOTAL LIVING AREA: 0.0000m ² (0.00%)
GARAGE STORE EOCOM AREA: 0.0000m ²	GARAGE STORE EOCOM AREA: 0.0000m ²
STORAGE VOLUME: 0.0000m ³	STORAGE VOLUME: 0.0000m ³
PRIVATE OPEN SPACE: 0.0000m ²	PRIVATE OPEN SPACE: 0.0000m ²
SECLUDED PRIVATE OPEN SPACE: 0.0000m ²	SECLUDED PRIVATE OPEN SPACE: 0.0000m ²
LANDSCAPING: 0.0000m ²	LANDSCAPING: 0.0000m ²

UNIT 11 (TYPE C-1)	UNIT 12 (TYPE E)
LOT AREA: 0.0000m ²	LOT AREA: 0.0000m ²
GROUND FLOOR AREA: 0.0000m ²	GROUND FLOOR AREA: 0.0000m ²
FIRST FLOOR AREA: 0.0000m ²	FIRST FLOOR AREA: 0.0000m ²
TOTAL LIVING AREA: 0.0000m ² (0.00%)	TOTAL LIVING AREA: 0.0000m ² (0.00%)
GARAGE STORE EOCOM AREA: 0.0000m ²	GARAGE STORE EOCOM AREA: 0.0000m ²
STORAGE VOLUME: 0.0000m ³	STORAGE VOLUME: 0.0000m ³
PRIVATE OPEN SPACE: 0.0000m ²	PRIVATE OPEN SPACE: 0.0000m ²
SECLUDED PRIVATE OPEN SPACE: 0.0000m ²	SECLUDED PRIVATE OPEN SPACE: 0.0000m ²
LANDSCAPING: 0.0000m ²	LANDSCAPING: 0.0000m ²

LEGEND

- PROPOSED LANDSCAPING
 - PROPOSED LANDSCAPING
 - LANDSCAPING (LAWN)
 - SECLUDED PRIVATE OPEN SPACE (LAWN)
 - LAWN (SETBACK/PERIMETER BOUNDARY)
 - MAIL BOX LOCATION
 - CAR SPACE
 - GARBAGE BIN
 - HARD WASTE COLLECTION POINT
- NOTE:**
 GARAGE DIMENSION
 SINGLE MIN. 3.5 x 6.0m
 DOUBLE MIN. 6.5 x 6.0m
 TANDEM CAR SPACE MIN. 2.8 x 4.9m
 VISITOR SPACE MIN. 2.6 x 4.9m
 BUILDING HEIGHT MAX. 8.0m

GROUND FLOOR PLAN
1 : 200

OWN PLANNING DOCUMENTATION
 MULTI DWELLING PROPOSAL
 30-40 GALLERY WAY
 AUCKLAND
 FOR: TOWNFIT LTD



NO.	REVISION	DATE



GROUND FLOOR PLAN	
Scale	1:200
Sheet No.	TP-03
Project No.	



FIRST FLOOR PLAN
1 : 200

URBAN PLANNING DOCUMENTATION
MULTI DWELLING PROPOSAL
 30-40 GALLERY WAY
 PAKEMHAM
 FOR: TEZEK PTY LTD



NO.	REVISION	DATE	BY	CHECKED

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louischlo
 ARCHITECTS
 2/100 GALLERY WAY
 PAKEMHAM VIC 3010
 PH: 08 9452 2288
 FAX: 08 9452 2289
 WWW.LOUISCHLO.COM.AU

FIRST FLOOR PLAN			
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TP-04 A



STREETSCAPE ELEVATION A (EAST)
SCALE 1:200



STREETSCAPE ELEVATION F
SCALE 1:200



STREETSCAPE ELEVATION B (NORTH)
SCALE 1:200



STREETSCAPE ELEVATION G
SCALE 1:200



STREETSCAPE ELEVATION C (WEST)
SCALE 1:200



STREETSCAPE ELEVATION H
SCALE 1:200



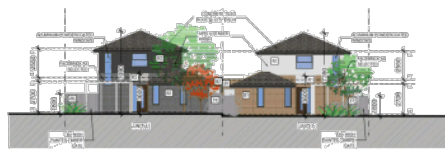
STREETSCAPE ELEVATION D (SOUTH)
SCALE 1:200



STREETSCAPE ELEVATION I
SCALE 1:200



STREETSCAPE ELEVATION J
SCALE 1:200



STREETSCAPE ELEVATION E
SCALE 1:200



STREETSCAPE ELEVATION K
SCALE 1:200

MATERIAL & COLOUR SCHEDULE

EXTERNAL LINES (ROOFLINE)	SLATE GREY METAL SHEET SIDING DARK GREY
EXTERNAL WINDOW DOOR FRAMES	DARK SLATE GREY ALUMINIUM WINDOW FRAME BLACK PAINT (OR LIGHT BROWNISH GREY ALUMINIUM)
SHARABLE DOOR	SLATE GREY METAL SHEET SIDING DARK GREY (OR SLATE)
DOWNPIPE	BLACK PAINT (OR LIGHT BROWNISH GREY ALUMINIUM)
RAINWATER	BLACK PAINT (OR LIGHT BROWNISH GREY ALUMINIUM)
CURTAINS	BLACK PAINT (OR LIGHT BROWNISH GREY ALUMINIUM)
ROOFING	SLATE GREY METAL SHEET SIDING DARK GREY (OR SLATE)
ROOFING (FLAT)	BLACK PAINT (OR LIGHT BROWNISH GREY ALUMINIUM)

1	FACE BRICKWORK - EXTERNAL BRICK
2	COLOUR BRICKWORK - EXTERNAL BRICK
3	FACE BRICKWORK - EXTERNAL BRICK
4	COLOUR BRICKWORK - EXTERNAL BRICK
5	FACE BRICKWORK - EXTERNAL BRICK
6	COLOUR BRICKWORK - EXTERNAL BRICK
7	APPLIED BRICKWORK - EXTERNAL BRICK
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11	APPLIED BRICKWORK - EXTERNAL BRICK
12	COLOUR BRICKWORK - EXTERNAL BRICK

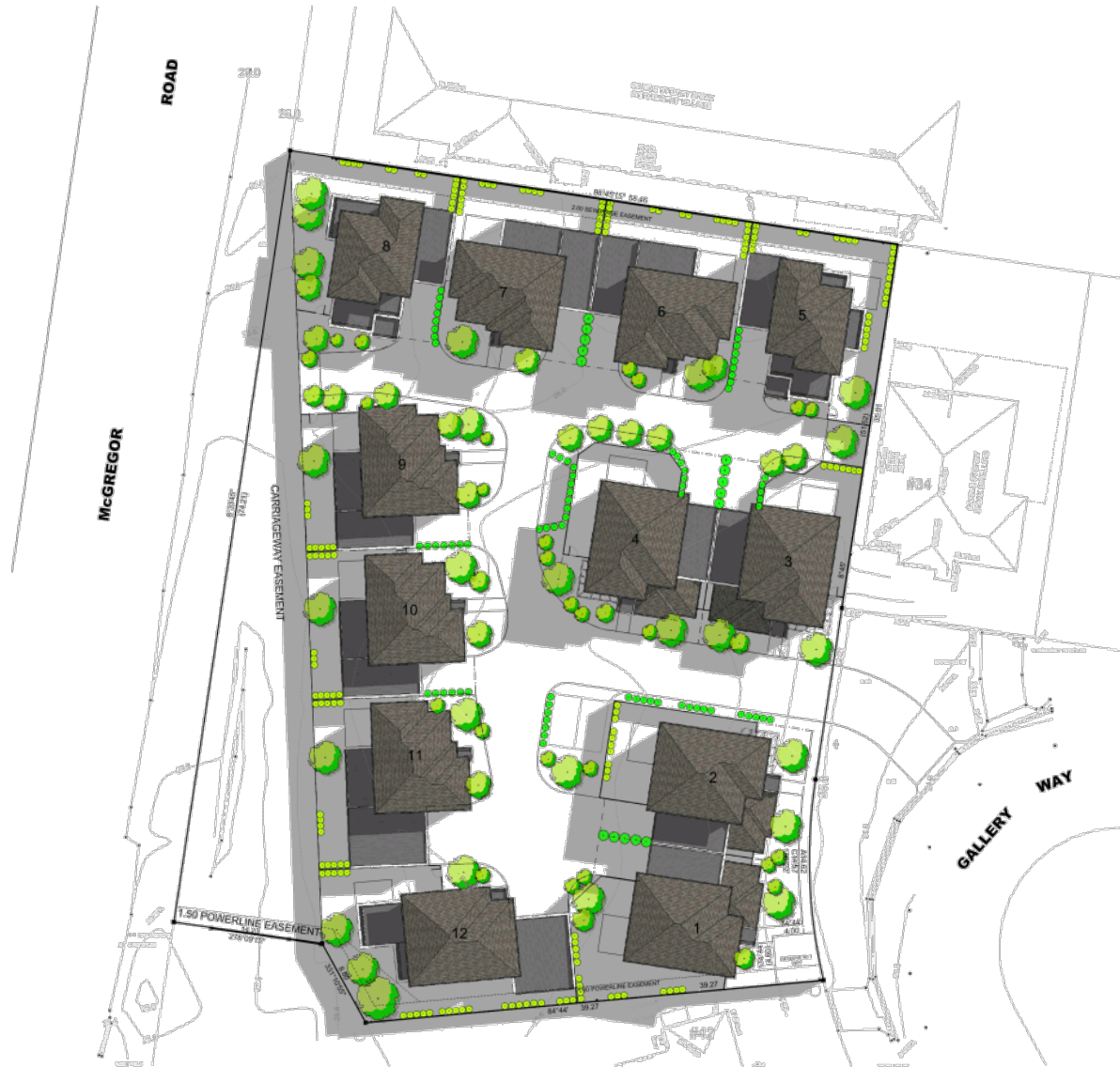
TOWN PLANNING DOCUMENTATION
MULTI DWELLING PROPOSAL
 25-45 GALLERY ROAD
 FARMERSHAW
 FOR TEZER PROPERTY LTD

NO	DATE	REVISION

DESIGNED BY
 DRAWN BY
 CHECKED BY

12/11/2023
 10/11/2023
 10/11/2023

STREETSCAPES			



**SHADOW DIAGRAM -
9AM (SEPT EQUINOX)**

URBAN PLANNING DOCUMENTATION
MULTI DWELLING PROPOSAL
 30-40 GALLERY WAY
 PAKEMHAM
 Fox/TEZEK PTY LTD



DATE	DESCRIPTION	BY	CHKD BY

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louischioda
 PTY LTD
 2/110 GARDNER STREET
 SYDNEY NSW 2000
 PH: (02) 9550 1100
 FAX: (02) 9550 1101
 WWW.LOUISCHIODA.COM.AU

SHADOW DIAGRAMS			
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TP-06 A



**SHADOW DIAGRAM -
12PM (SEPT EQUINOX)**

TERRACON CONSULTANTS
MULTI DWELLING PROPOSAL
 30-40 GALLERY WAY
 PAKEMHAM
 FOX/TEZKOP Pty Ltd



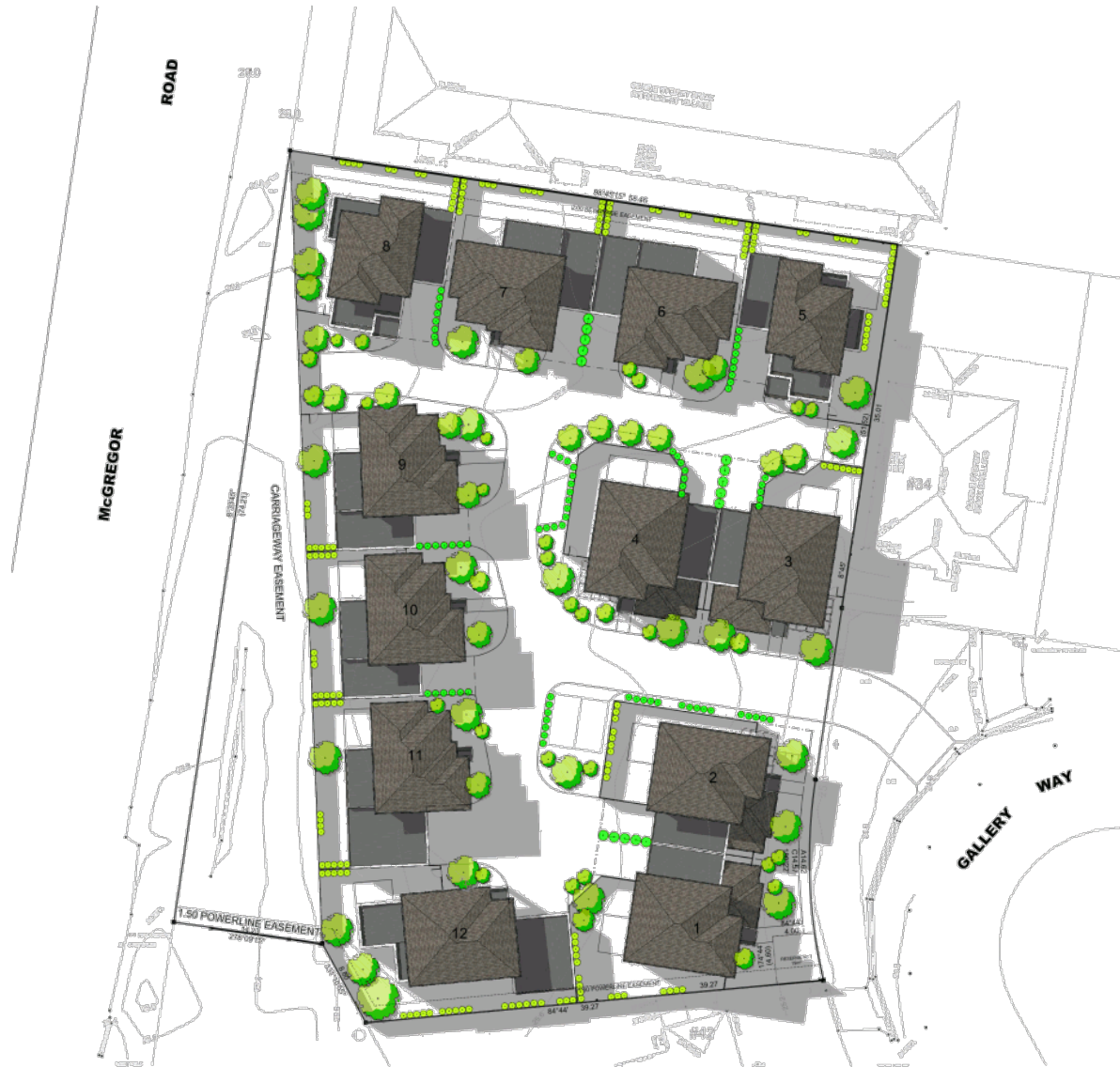
NO.	REVISION	DATE

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louis chiodo
 ARCHITECT
 211/213 GALLERY WAY
 PAKEMHAM VIC 3045
 PH: 08 9450 3288
 FAX: 08 9450 3289
 WWW: WWW.LOUISCHIODO.COM.AU

SHADOW DIAGRAMS			
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TP49 A



**SHADOW DIAGRAM -
3PM (SEPT EQUINOX)**

TOWN PLANNING DOCUMENTATION
MULTI DWELLING PROPOSAL
 30-40 GALLERY WAY
 PAKEMHAM
 FOR: TEZEK PTY LTD

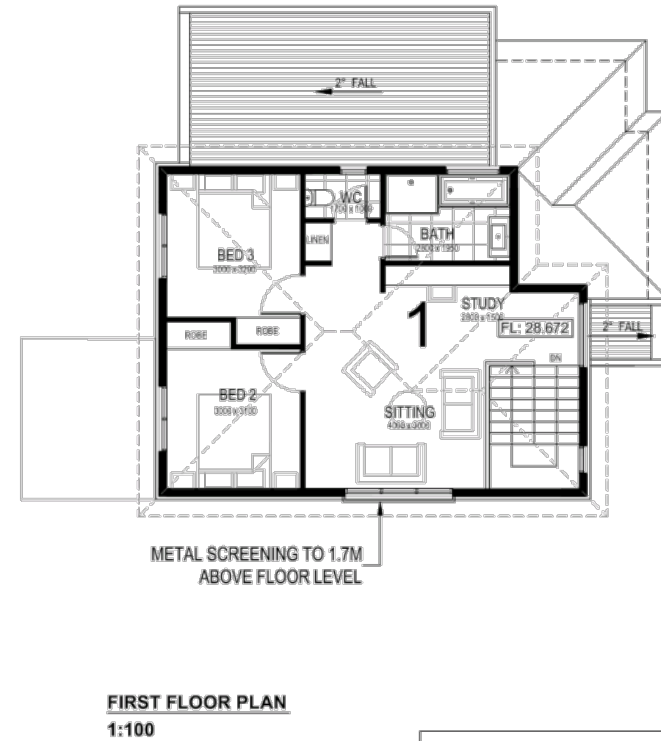
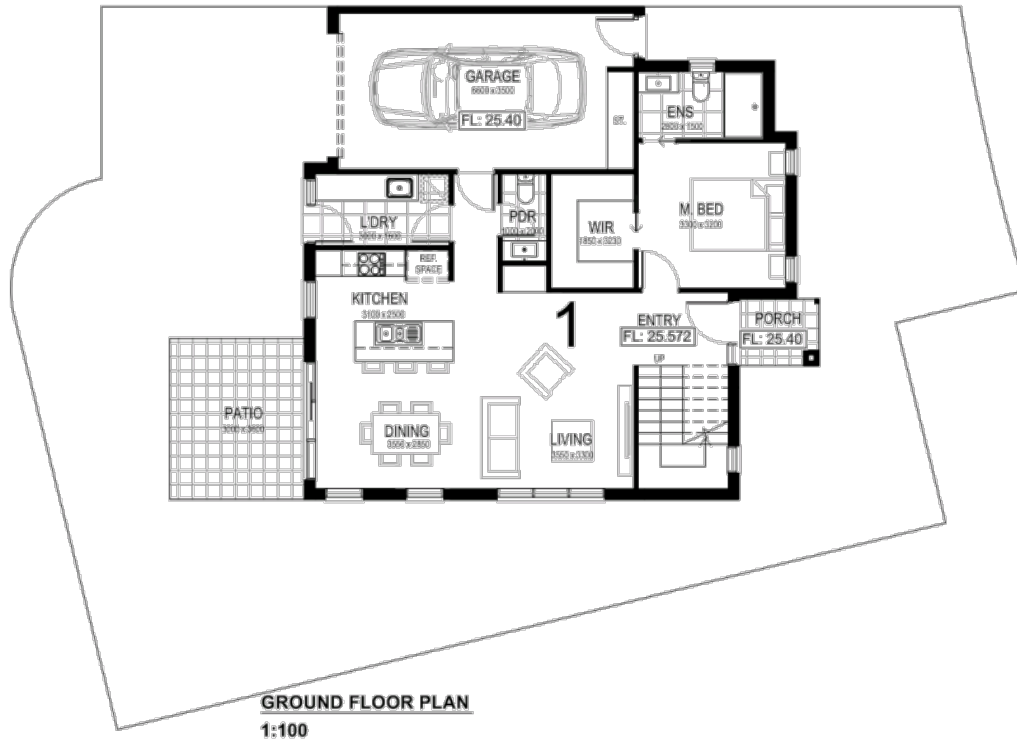


DATE	DESCRIPTION	BY	CHKD BY

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louischlo
 2/21 FIVE STAR DRIVE
 PAKEMHAM VIC 3045
 TEL: +61 (0)3 9452 2200
 FAX: +61 (0)3 9452 2201
 WWW.LOUISCHLODA.COM.AU

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UNIT 1 (TYPE A)	
LOT AREA :	237.63m ²
GROUND FLOOR AREA :	82.96m ²
FIRST FLOOR AREA :	66.26m ²
TOTAL LIVING AREA :	149.21m ² (16.1sq)
GARAGE/STORE FLOOR AREA :	25.66m ²
STORAGE VOLUME :	3.56m ³
PRIVATE OPEN SPACE :	145.09m ²
SECLUDED PRIVATE OPEN SPACE :	79.64m ² (3.0m MINIMUM)

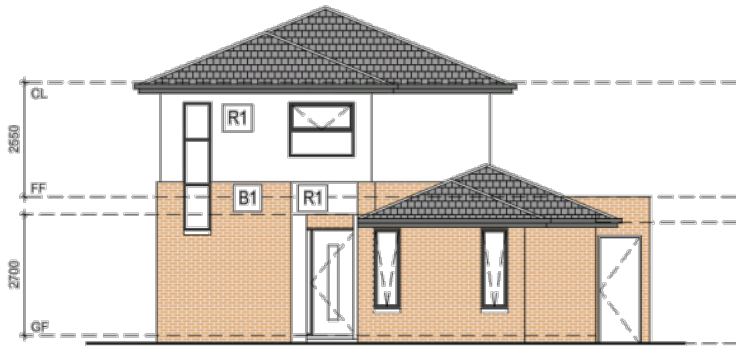
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MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM																									
For: TEZEK PTY LTD																									
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Amendments																									
No	Revision	Date																							
A	RESPONSE TORP1	18/12/2017																							

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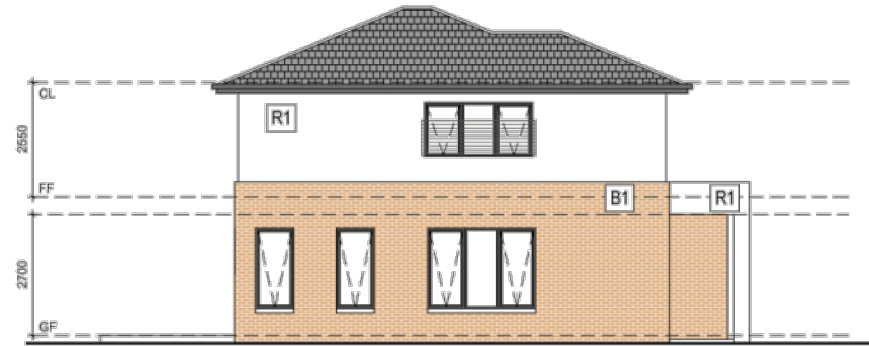


Suite 212, Level 2
181 Cambridge Street
Collingwood Victoria 3066
Tel : +61 3 9417 3499
Fax : +61 3 9417 1816
Email : info@louischodo.com.au
Web : www.louischodo.com.au

DRAWING TITLE			
UNIT 1 - PLANS			
PLANT DATE:	21/12/2017	DATE:	21/12/2017
SCALE:	1:100	PROJECT NO.:	2017007
DATE:	XH1Y	ISSUED BY:	1 of 24
DATE:	TP-U01	REVISION:	A



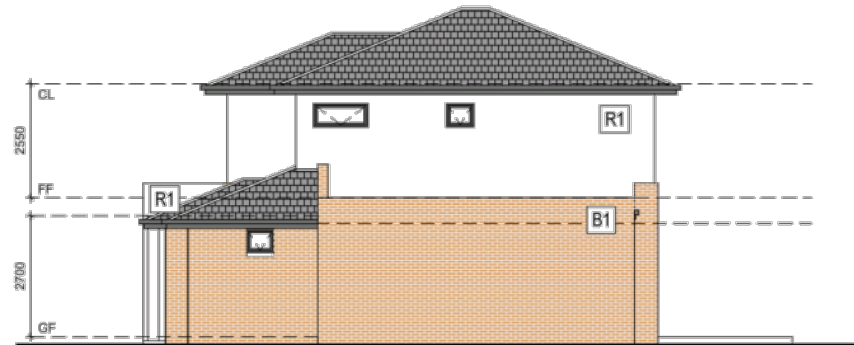
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WEST ELEVATION
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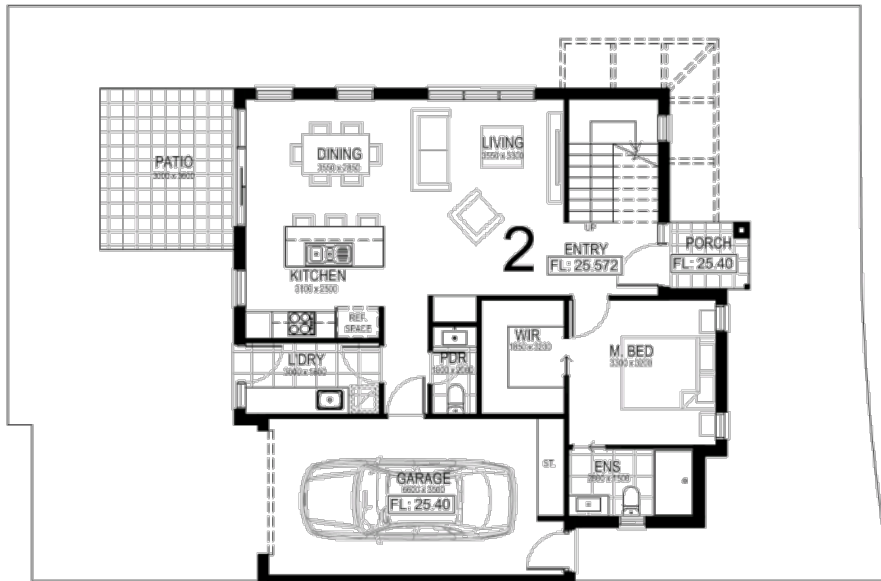


SOUTH ELEVATION
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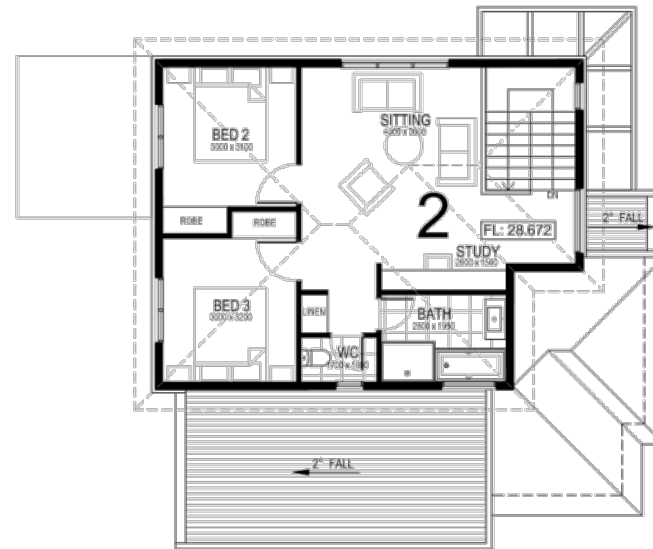


NORTH ELEVATION
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TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE (DORP) 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	 Suite 212, Level 2 181 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischodo.com.au Web : www.louischodo.com.au	DRAWING TITLE UNIT 1 - ELEVATIONS		
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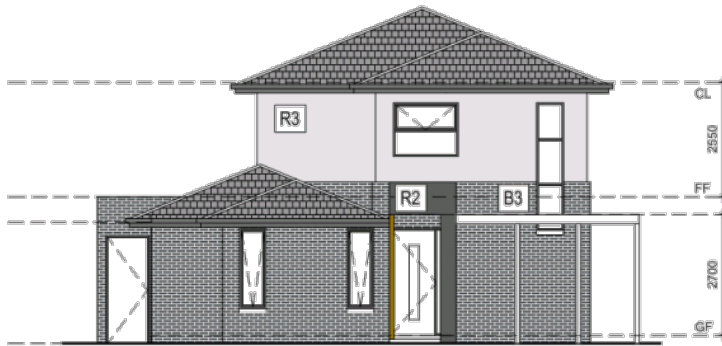
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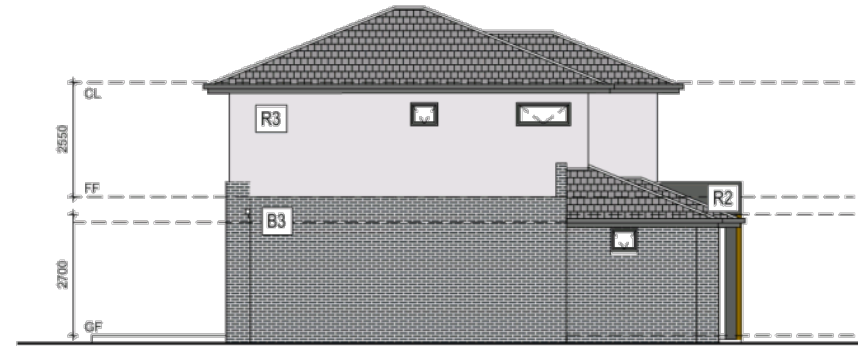
FIRST FLOOR PLAN
1:100

UNIT 2 (TYPE A)	
LOT AREA :	244.65m ²
GROUND FLOOR AREA :	82.95m ²
FIRST FLOOR AREA :	66.26m ²
TOTAL LIVING AREA :	149.21m ² (16.1sq)
GARAGE/STORE FLOOR AREA :	25.66m ²
STORAGE VOLUME :	3.56m ³
PRIVATE OPEN SPACE :	115.58m ²
SECLUDED PRIVATE OPEN SPACE :	47.51m ² (3.0m MINIMUM)

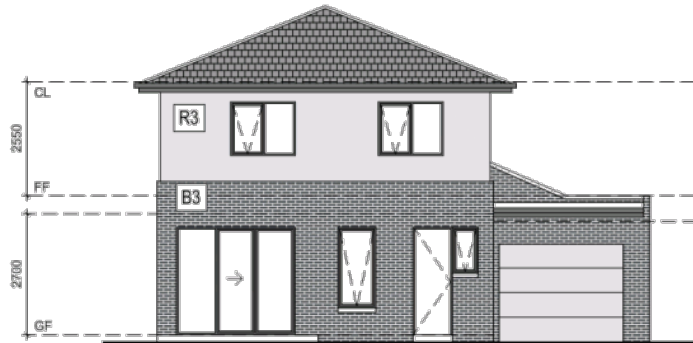
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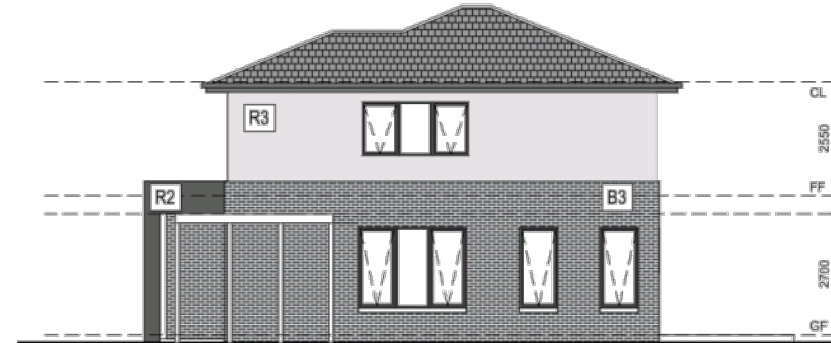
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WEST ELEVATION
1:100

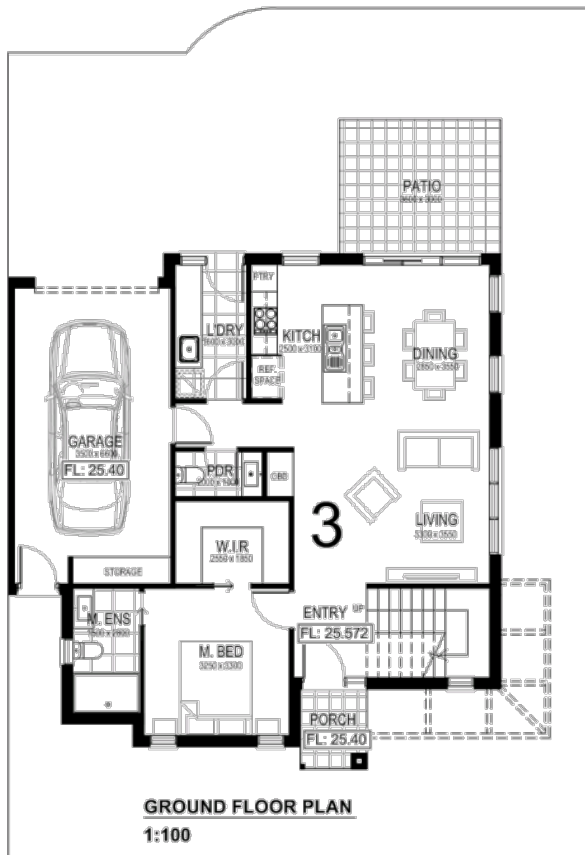


SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE (DORP) 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chodo architects Suite 212, Level 2 184 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischodo.com.au Web : www.louischodo.com.au	DRAWING TITLE UNIT 2 - ELEVATIONS		
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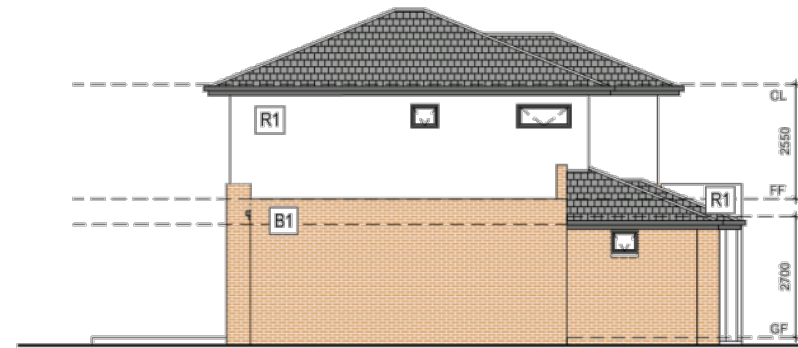


UNIT 3 (TYPE A)	
LOT AREA :	242.28m ²
GROUND FLOOR AREA :	82.95m ²
FIRST FLOOR AREA :	66.26m ²
TOTAL LIVING AREA :	149.21m² (16.1sq)
GARAGE/STORE FLOOR AREA :	25.66m ²
STORAGE VOLUME :	3.56m ³
PRIVATE OPEN SPACE :	113.04m ²
SECLUDED PRIVATE OPEN SPACE :	42.06m ² (3.0m MINIMUM)

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD		Amendments No Revision Date A RESPONSE TORPI 18/12/2017		Suite 212, Level 2 184 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 3 - PLANS
		© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION			SHEET NO. DATE SCALE 21/12/2017 21/12/2017 1:100 PROJECT NO. PROJECT BY SHEET OF XH1Y 2017007 5 of 24 DRAWN BY REVISION TP-U05 A



EAST ELEVATION
1:100



WEST ELEVATION
1:100

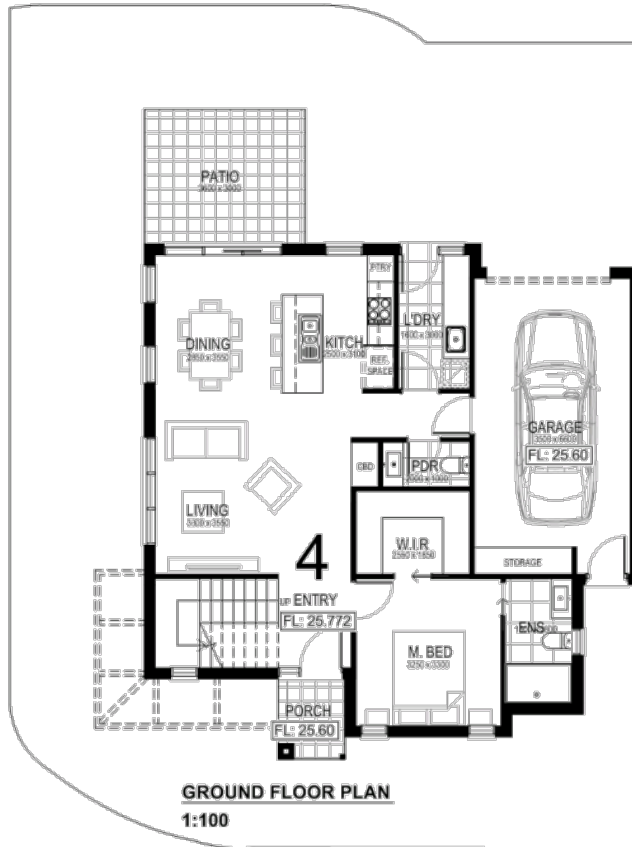


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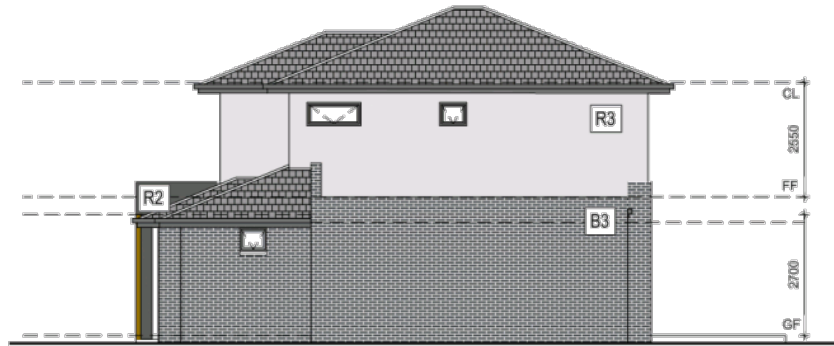
NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE TO RPI 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chodo architects Suite 212, Level 2 181 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischodo.com.au Web : www.louischodo.com.au	DRAWING TITLE UNIT 3 - ELEVATIONS		
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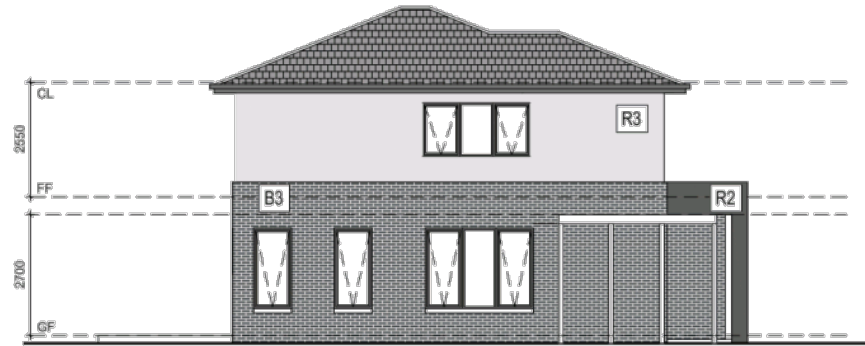


UNIT 4 (TYPE A)	
LOT AREA :	254.27m ²
GROUND FLOOR AREA :	82.95m ²
FIRST FLOOR AREA :	66.26m ²
TOTAL LIVING AREA :	149.21m ² (16.1sq)
GARAGE/STORE FLOOR AREA :	25.66m ²
STORAGE VOLUME :	3.56m ³
PRIVATE OPEN SPACE :	124.88m ²
SECLUDED PRIVATE OPEN SPACE :	59.09m ² (3.0m MINIMUM)

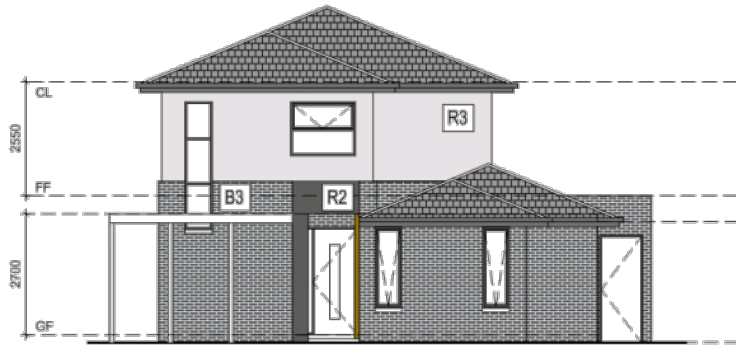
TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD		Amendments No. Revision Date A RESPONSE (DRP) 18/12/2017		Suite 212, Level 2 184 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 4 - PLANS
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EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

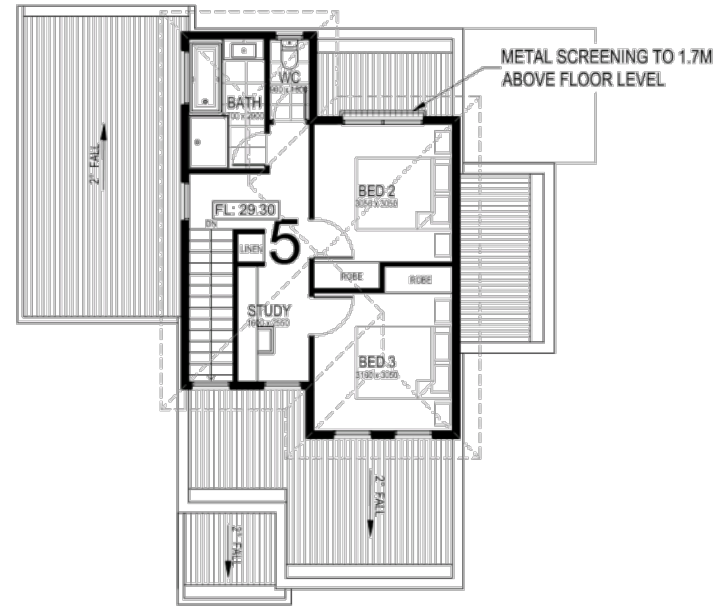


NORTH ELEVATION
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TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE (DORP) 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chodo architects Suite 212, Level 2 181 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischodo.com.au Web : www.louischodo.com.au	DRAWING TITLE UNIT 4 - ELEVATIONS		
	PROJECT NO: 2017007 DRAWN BY: XHIY CHECKED BY: TP-U08 REVISIONS: A			ISSUE DATE: 21/12/2017 PROJECT BY: 2017007 SCALE: 1:100 SHEET NO: 8 of 24	SHEET TITLE: TP-U08 SHEET NO: A	



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

UNIT 5 (TYPE B)	
LOT AREA :	248.54m ²
GROUND FLOOR AREA :	83.00m ²
FIRST FLOOR AREA :	47.06m ²
TOTAL LIVING AREA :	130.06m ² (14.0sq)
GARAGE/STORE FLOOR AREA :	26.78m ²
STORAGE VOLUME :	3.78m ³
PRIVATE OPEN SPACE :	107.94m ²
SECLUDED PRIVATE OPEN SPACE :	86.84m ² (3.0m MINIMUM)

TOWN PLANNING DOCUMENTATION
MULTI DWELLING PROPOSAL
36-40 GALLERY WAY
PAKENHAM
For: TEZEK PTY LTD



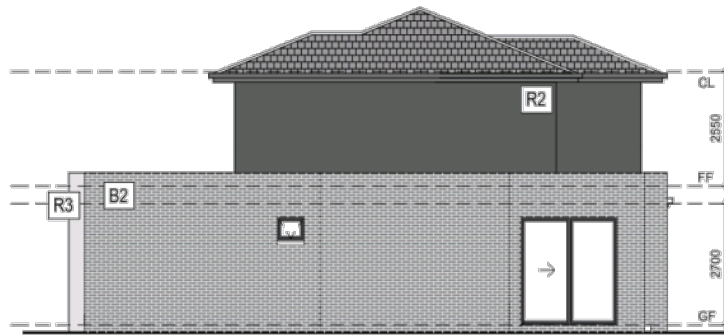
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No	Revision	Date
A	RESPONSE TO RFP	18/12/2017

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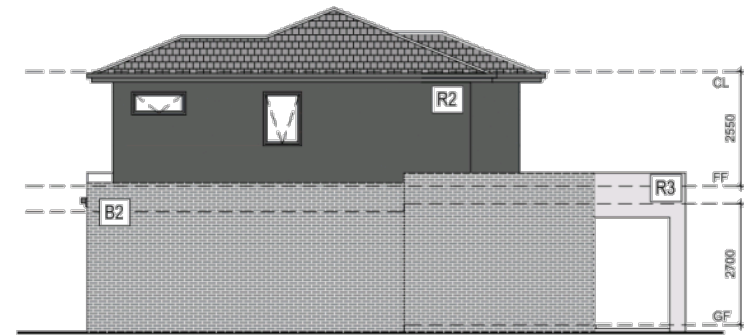
louis chiodo
architects

Suite 212, Level 2
181 Cambridge Street
Collingwood Victoria 3066
Tel : +61 3 9417 0499
Fax : +61 3 9417 1816
Email : info@louischiodo.com.au
Web : www.louischiodo.com.au

DRAWING TITLE			
UNIT 5 - PLANS			
PLANT DATE	DATE	SCALE	
21/12/2017	21/12/2017	1:100	
PROJECT	PROJECT NO	SHEET NO	
XH1Y	2017007	9 of 24	
DRAWN BY			
TP-U09			A



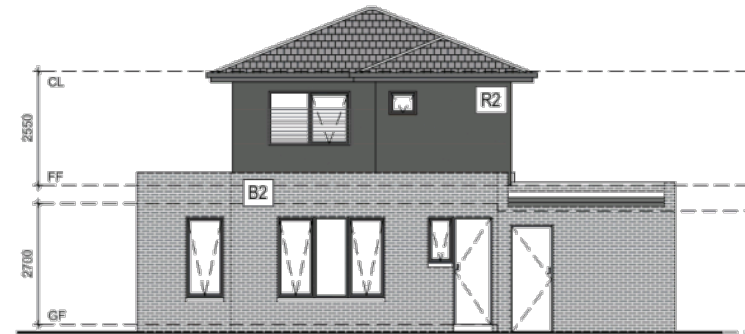
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WEST ELEVATION
1:100

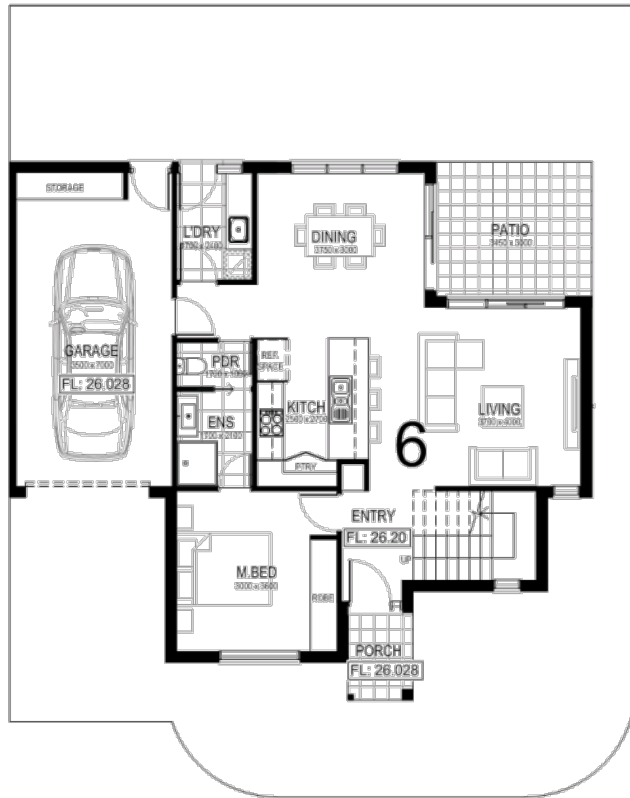


SOUTH ELEVATION
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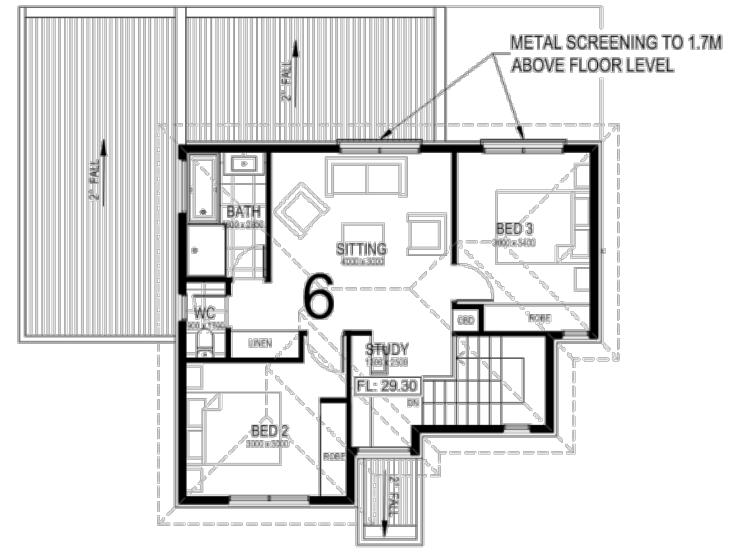


NORTH ELEVATION
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TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments		 Suite 212, Level 2 188 Cambridge Street Collingwood Victoria 3066 Tel : +61-3-9417-0499 Fax : +61-3-9417-1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 5 - ELEVATIONS																																					
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No	Revision	Date																																							
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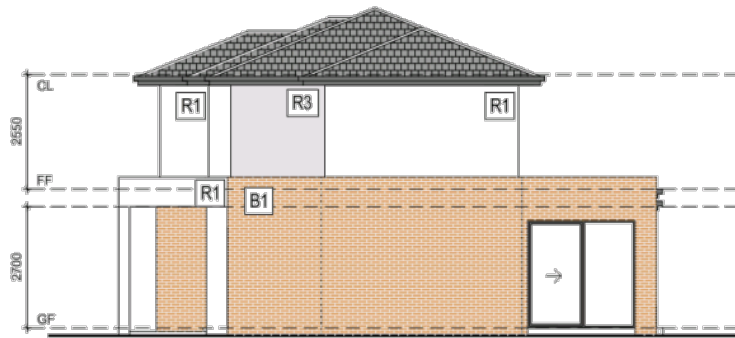
GROUND FLOOR PLAN
1:100



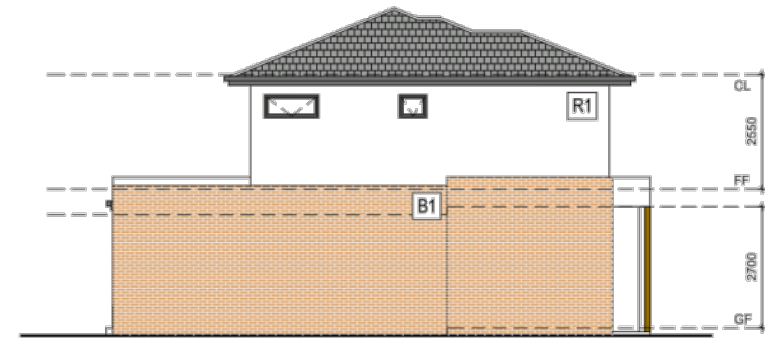
FIRST FLOOR PLAN
1:100

UNIT 6 (TYPE C)	
LOT AREA :	238.77m ²
GROUND FLOOR AREA :	84.09m ²
FIRST FLOOR AREA :	65.00m ²
TOTAL LIVING AREA :	149.09m² (16.0sq)
GARAGE/STORE FLOOR AREA :	27.49m ²
STORAGE VOLUME :	3.92m ³
PRIVATE OPEN SPACE :	106.17m ²
SECLUDED PRIVATE OPEN SPACE :	62.50m ² (3.0m MINIMUM)

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD		Amendments No. Revision Date A RESPONSE TO RFI 18/12/2017		Suite 212, Level 2 181 Cambridge Street Collingwood Victoria 3066 Tel : +61-3-9417-0499 Fax : +61-3-9417-1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 6 - PLANS
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EAST ELEVATION
1:100



WEST ELEVATION
1:100

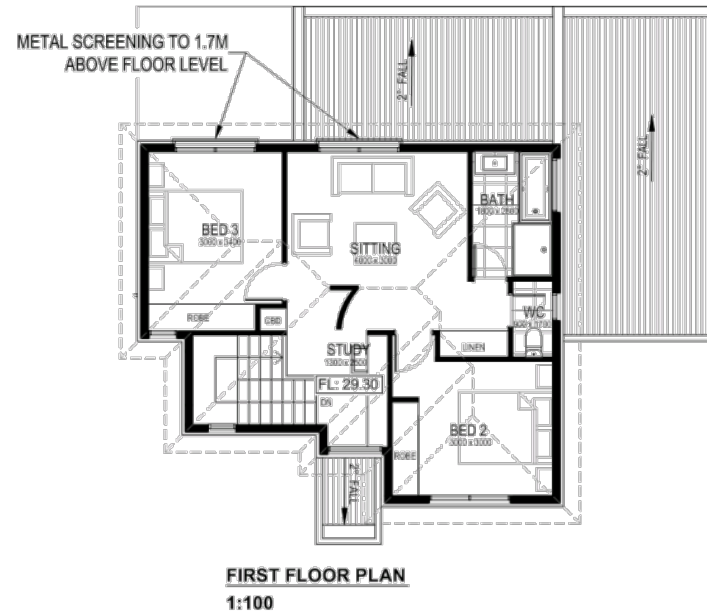


SOUTH ELEVATION
1:100



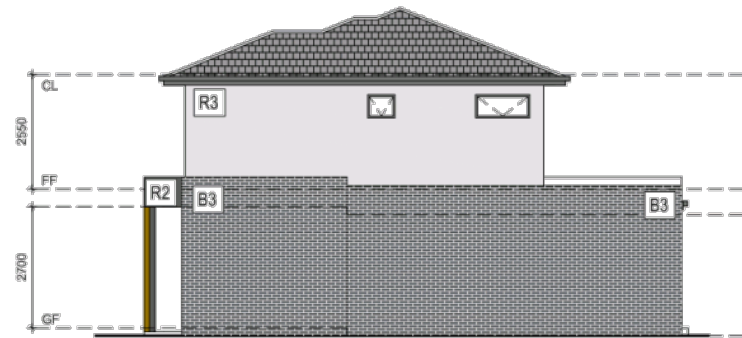
NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE TO RFI 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIDO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chido architects Suite 212, Level 2 181 Cambridge Street Collingwood Vic 3066 Tel : +61 3 9417 0499 Fax : +61 3 9417 1816 Email : info@louischido.com.au Web : www.louischido.com.au	DRAWING TITLE UNIT 6 - ELEVATIONS		
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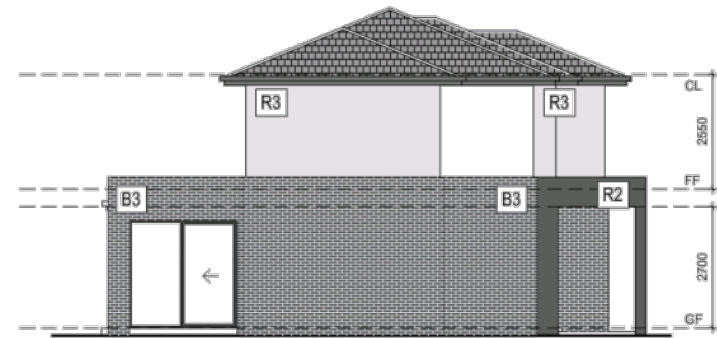


UNIT 7 (TYPE C)	
LOT AREA :	236.47m ²
GROUND FLOOR AREA :	84.09m ²
FIRST FLOOR AREA :	65.00m ²
TOTAL LIVING AREA :	149.09m ² (16.0sq)
GARAGE/STORE FLOOR AREA :	27.49m ²
STORAGE VOLUME :	3.92m ³
PRIVATE OPEN SPACE :	106.17m ²
SECLUDED PRIVATE OPEN SPACE (3.0m MINIMUM) :	62.50m ²

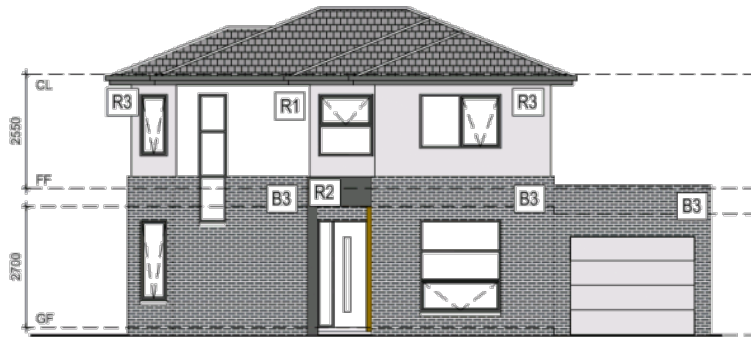
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EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



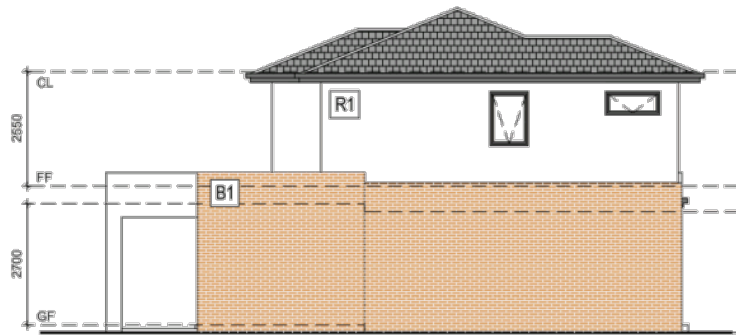
NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE TO RFP 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIDO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chido architects Suite 212, Level 2 184 Cambridge Street Collingwood Victoria 3066 Tel : +61-3-9417-0499 Fax : +61-3-9417-1816 Email : info@louischido.com.au Web : www.louischido.com.au	DRAWING TITLE UNIT 7 - ELEVATIONS		
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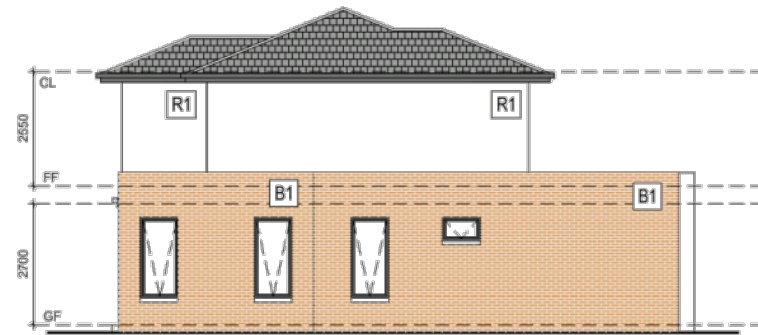


UNIT 8 (TYPE D)	
LOT AREA :	259.57m ²
GROUND FLOOR AREA :	85.82m ²
FIRST FLOOR AREA :	50.29m ²
TOTAL LIVING AREA :	136.11m² (14.7sq)
GARAGE/STORE FLOOR AREA :	26.73m ²
STORAGE VOLUME :	3.78m ³
PRIVATE OPEN SPACE :	124.11m ²
SECLUDED PRIVATE OPEN SPACE :	98.86m ²
(3.0m MINIMUM)	

<p>TOWN PLANNING DOCUMENTATION</p> <p>MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM</p> <p>For: TEZEK PTY LTD</p>		<p>Amendments</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RESPONSE TO RFP</td> <td>18/12/2017</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Revision	Date	A	RESPONSE TO RFP	18/12/2017										<p>© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION</p>	<p>louis chiodo architects</p> <p>Suite 212, Level 2 184 Cambridge Street Collingwood Victoria 3066</p> <p>Tel : +61-3-9417-0499 Fax : +61-3-9417-1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au</p>	<p>DRAWING TITLE</p> <p>UNIT 8 - PLANS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>PLANT DATE</th> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>21/12/2017</td> <td>21/12/2017</td> <td>1:100</td> </tr> <tr> <td>PROJECT NO</td> <td>DATE</td> <td>SHEET NO</td> </tr> <tr> <td>XHIY</td> <td>2017007</td> <td>15 of 24</td> </tr> <tr> <td>DRAWN BY</td> <td>REVISED BY</td> <td> </td> </tr> <tr> <td>TP-U15</td> <td> </td> <td>A</td> </tr> </tbody> </table>	PLANT DATE	DATE	SCALE	21/12/2017	21/12/2017	1:100	PROJECT NO	DATE	SHEET NO	XHIY	2017007	15 of 24	DRAWN BY	REVISED BY		TP-U15		A
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EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

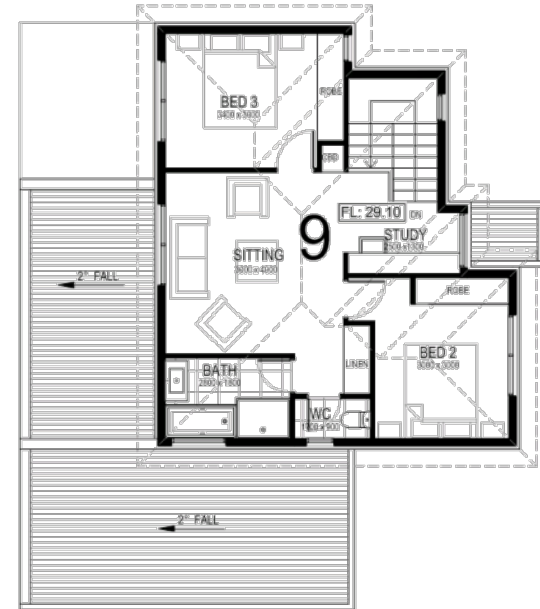


NORTH ELEVATION
1:100

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	DRAWING NO PROJECT NO SHEET NO REV/S TP-U16 A			ISSUE DATE 21/12/2017	DATE 21/12/2017	SCALE 1:100





GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

UNIT 9 (TYPE C)	
LOT AREA :	254.92m ²
GROUND FLOOR AREA :	84.09m ²
FIRST FLOOR AREA :	65.00m ²
TOTAL LIVING AREA :	149.09m ² (16.0sq)
GARAGE/STORE FLOOR AREA :	27.49m ²
STORAGE VOLUME :	3.92m ³
PRIVATE OPEN SPACE :	118.96m ²
SECLUDED PRIVATE OPEN SPACE (3.0m MINIMUM) :	49.79m ²

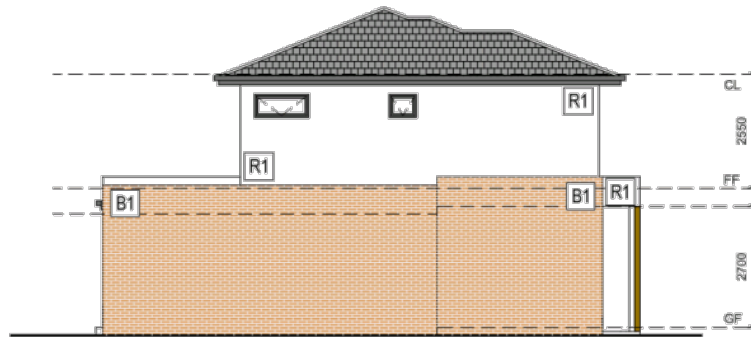
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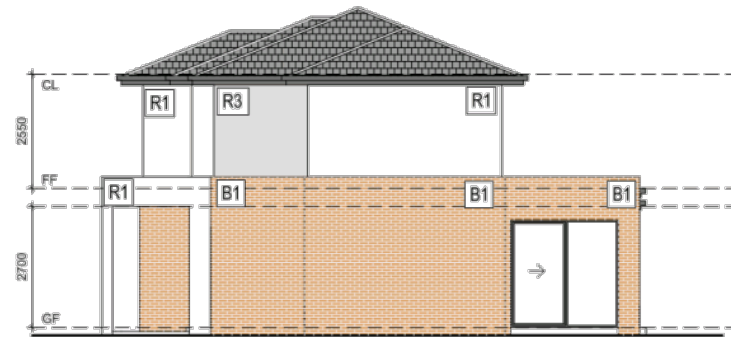
EAST ELEVATION
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100

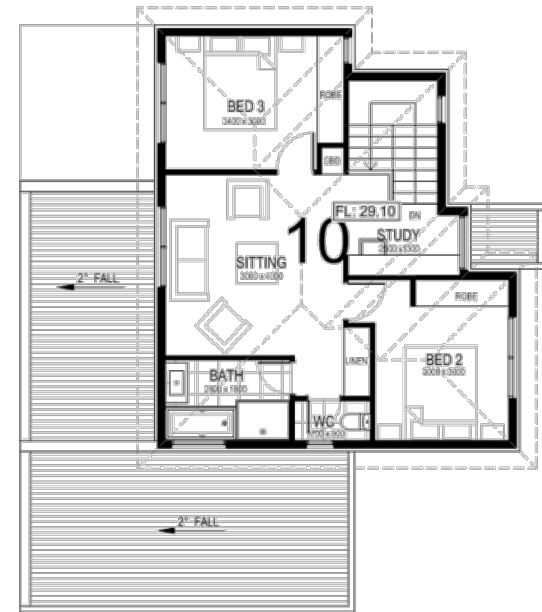


NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE TO RFP 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chiodo architects Suite 212, Level 2 184 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 9 - ELEVATIONS		
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		TP-U18		A		



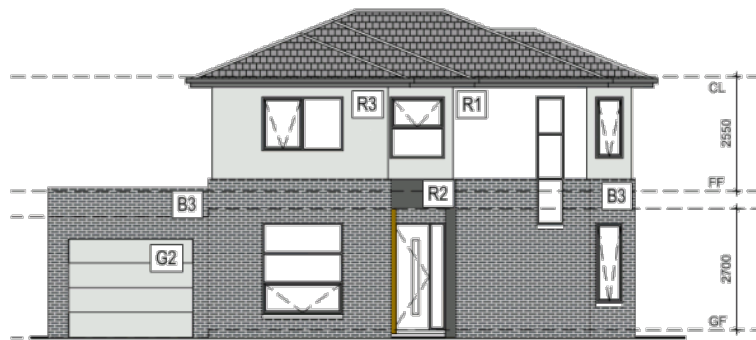
GROUND FLOOR PLAN
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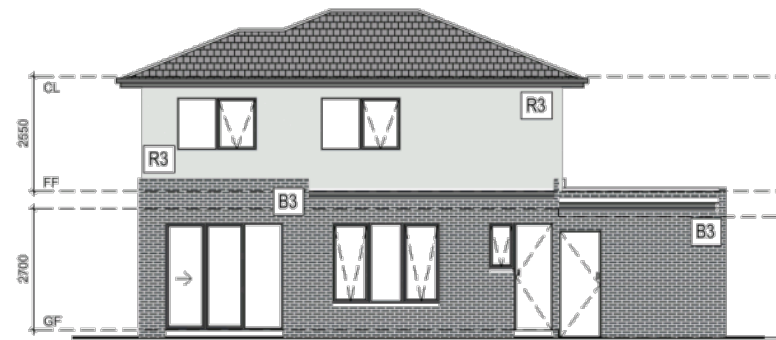
FIRST FLOOR PLAN
1:100

UNIT 10 (TYPE C)	
LOT AREA :	246.69m ²
GROUND FLOOR AREA :	84.09m ²
FIRST FLOOR AREA :	65.00m ²
TOTAL LIVING AREA :	149.09m² (16.0sq)
GARAGE/STORE FLOOR AREA :	27.49m ²
STORAGE VOLUME :	3.92m ³
PRIVATE OPEN SPACE :	111.51m ²
SECLUDED PRIVATE OPEN SPACE : (3.0m MINIMUM)	55.83m ²

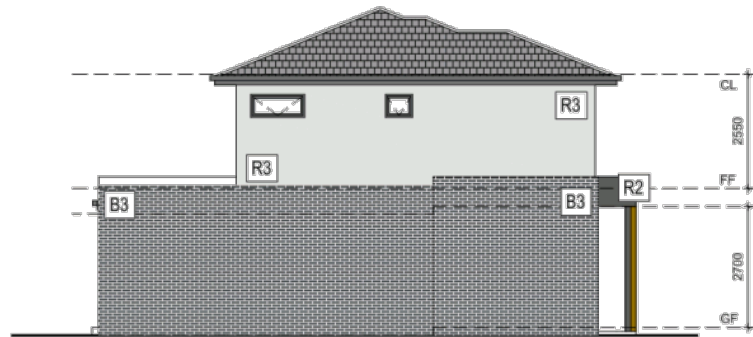
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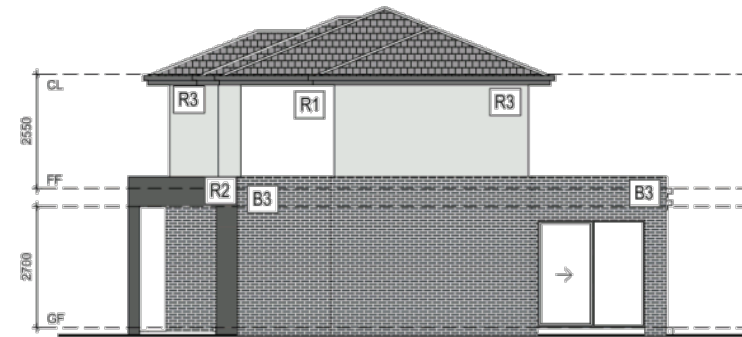
EAST ELEVATION
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WEST ELEVATION
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SOUTH ELEVATION
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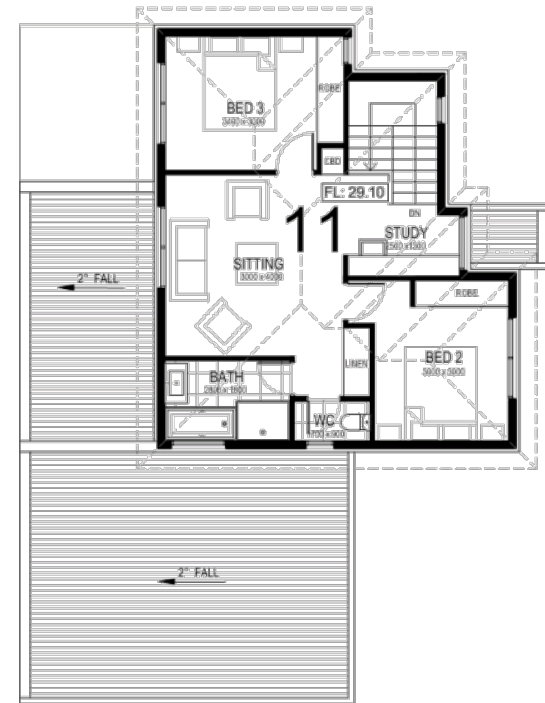


NORTH ELEVATION
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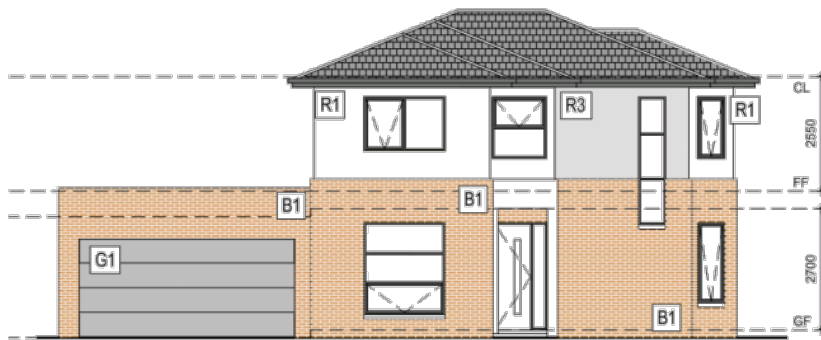
GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

UNIT 11 (TYPE C.1)	
LOT AREA :	233.98m ²
GROUND FLOOR AREA :	84.09m ²
FIRST FLOOR AREA :	65.00m ²
TOTAL LIVING AREA :	149.09m² (16.0sq)
GARAGE/STORE FLOOR AREA :	43.44m ²
STORAGE VOLUME :	7.10m ³
PRIVATE OPEN SPACE :	101.00m ²
SECLUDED PRIVATE OPEN SPACE :	61.72m ²
(3.0m MINIMUM)	

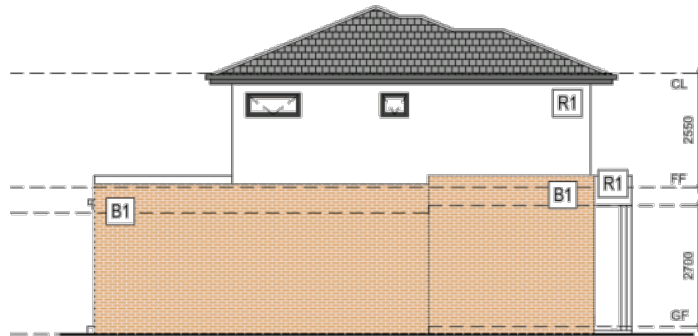
TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD		Amendments No Revision Date A RESPONSE TO RFP 18/12/2017		Suite 212, Level 2 181 Cambridge Street Collingwood Victoria 3066 Tel : +61-3-9417-0499 Fax : +61-3-9417-1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 11 - PLANS
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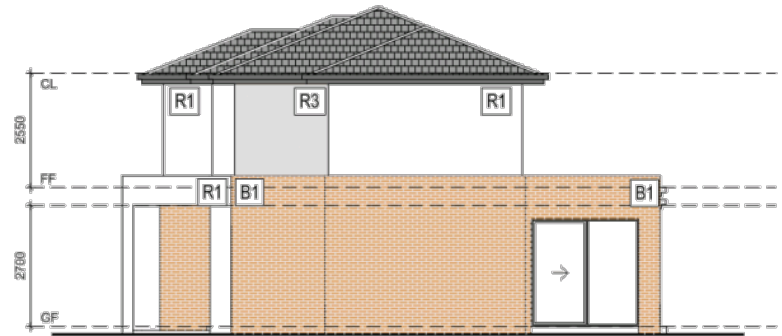
EAST ELEVATION
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WEST ELEVATION
1:100

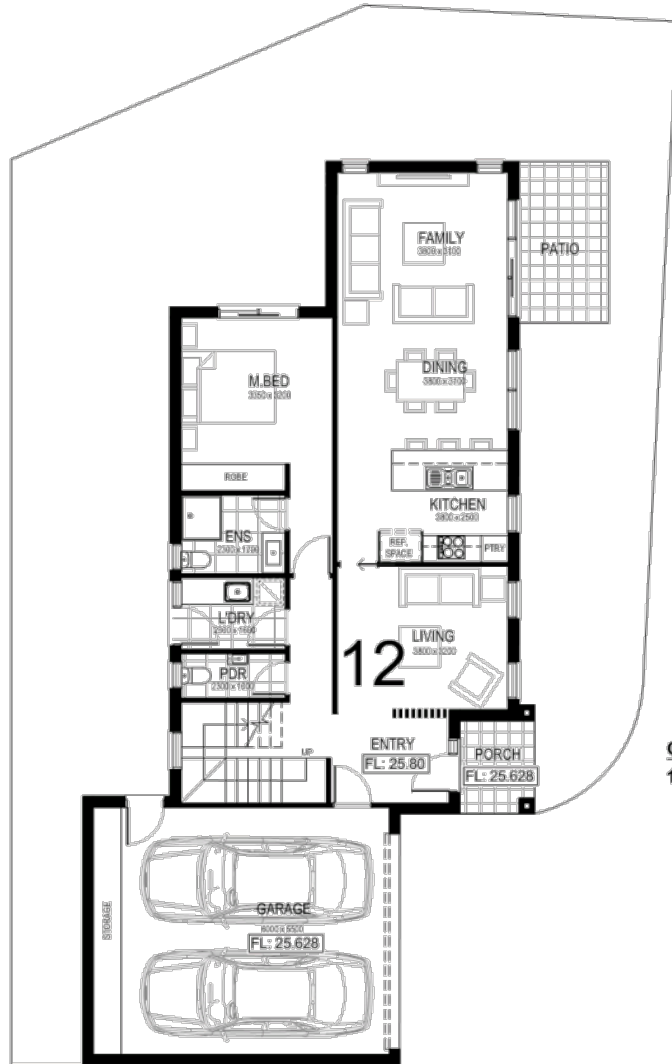


SOUTH ELEVATION
1:100



NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE TO RFP 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIODO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chiodo architects Suite 212, Level 2 188 Cambridge Street Collingwood Victoria 3066 Tel : +61-3-9417-3499 Fax : +61-3-9417-1816 Email : info@louischiodo.com.au Web : www.louischiodo.com.au	DRAWING TITLE UNIT 11 - ELEVATIONS		
	DRAWING NO TP-U22			CLIENT XHIVY	DATE 21/12/2017	SCALE 1:100



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

UNIT 12 (TYPE E)

LOT AREA :	292.987m ²
GROUND FLOOR AREA :	98.16m ²
FIRST FLOOR AREA :	66.53m ²
TOTAL LIVING AREA :	167.69m² (18.1sq)
GARAGE/STORE FLOOR AREA :	41.93m ²
STORAGE VOLUME :	8.94m ³
PRIVATE OPEN SPACE :	148.70m ²
SECLUDED PRIVATE OPEN SPACE :	129.65m ²
(3.0m MINIMUM)	

TOWN PLANNING DOCUMENTATION
MULTI DWELLING PROPOSAL
36-40 GALLERY WAY
PAKENHAM
For: TEZEK PTY LTD



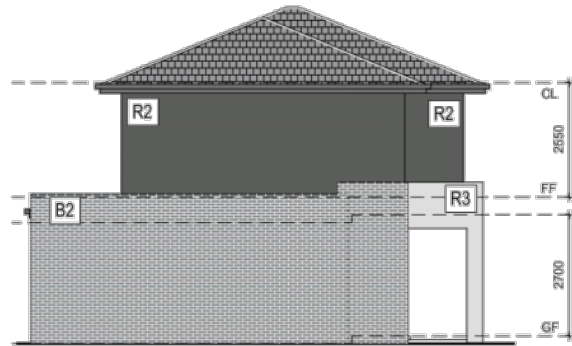
Amendments		
No	Revision	Date
A	RESPONSE TO RFP	18/12/2017

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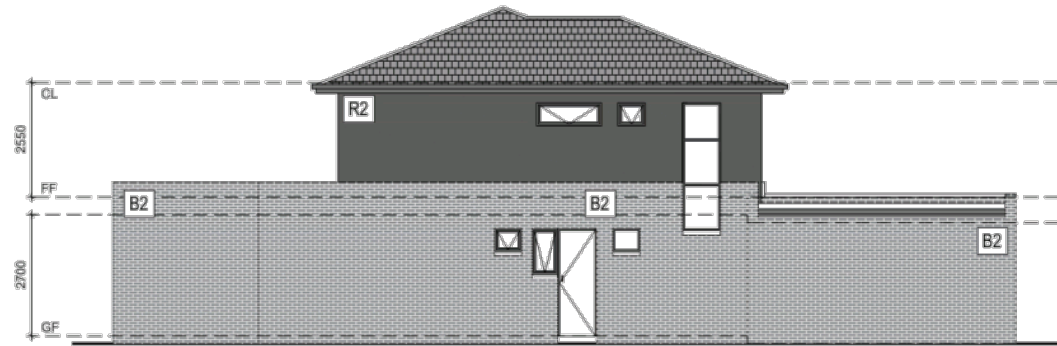
louis chiodo
architects

Suite 212, Level 2
181 Cambridge Street
Collingwood Victoria 3066
Tel : +61 3 9417 0499
Fax : +61 3 9417 1816
Email : info@louischiodo.com.au
Web : www.louischiodo.com.au

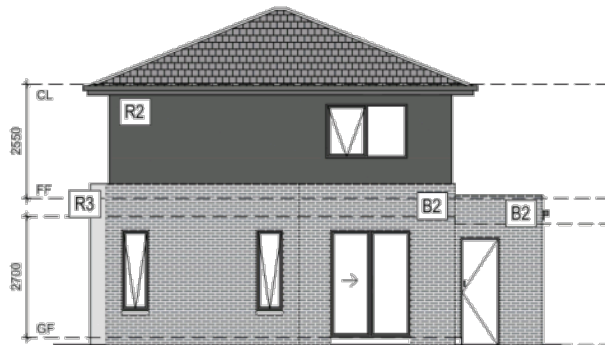
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UNIT 12 - PLANS			
PLANT DATE	DATE	SCALE	1:100
21/12/2017	21/12/2017		
PROJECT	PROJECT NO	SHEET NO	23 of 24
XHIY	2017007	REVISED BY	
DRAWN BY	TP-U23	REVISED BY	A



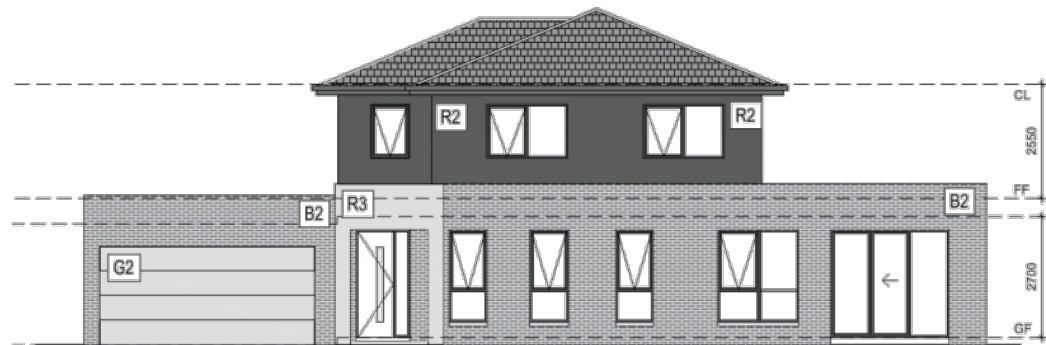
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



NORTH ELEVATION
1:100

TOWN PLANNING DOCUMENTATION MULTI DWELLING PROPOSAL 36-40 GALLERY WAY PAKENHAM For: TEZEK PTY LTD	Amendments No Revision Date A RESPONSE TO RFP 18/12/2017	© Copyright 2017 THIS ARCHITECTURAL DESIGN IS THE COPYRIGHT OF LOUIS CHIDO ARCHITECTS AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	louis chido architects Suite 212, Level 2 181 Cambridge Street Collingwood Victoria 3066 Tel : +61 3 9417 3499 Fax : +61 3 9417 1816 Email : info@louischido.com.au Web : www.louischido.com.au	DRAWING TITLE UNIT 12 - ELEVATIONS		
	PROJECT NO XH1Y			DATE 21/12/2017	SCALE 1:100	
		PROJECT NO 2017007	DATE 2017007	SHEET NO 24 of 24	REVISION TP-U24 A	



<p>FROM PLANNING DOCUMENTATION</p> <p>MULTI DWELLING PROPOSAL</p> <p>30-40 GALLERY WAY</p> <p>PARKENRAM</p> <p>ESR-170837-1/2/3</p>	<p>Scale:</p> <p>1:1000</p> <p>1:2000</p> <p>1:5000</p>	<p>louis chiodo</p> <p>ARCHITECTS</p> <p>100 GALLERY WAY</p> <p>PARKENRAM</p> <p>021 923 1234</p> <p>www.louischiodo.com</p>	<p>SUBDIVISION LAYOUT</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> <tr> <td>MAY 2020</td> <td>TP/JIA</td> <td>ISSUE FOR PERMIT</td> </tr> </table> <p>TP/JIA A</p>	DATE	BY	REVISION	MAY 2020	TP/JIA	ISSUE FOR PERMIT
DATE	BY	REVISION							
MAY 2020	TP/JIA	ISSUE FOR PERMIT							