

PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 1 of 40
 Date: 23/04/19

Series TA Main drawings

- TA01 Cover Sheet
- TA02 Site Context
- TA03 Site Response
- TA04 Tower Gmd Lwr / Units part Grmd Floor
- TA05 Tower Ground Flr / Units Ground Flr
- TA06 Tower 1st Floor / Units 1st Floor
- TA07 Tower 2nd Floor / Units 2nd Floor
- TA08 Tower 3rd, 4th, 5th, & 6th Floors
- TA09 Tower 7th Floor
- TA10 Tower 8th Floor
- TA11 Tower Roof Plan
- TA12 Units detail plans - Ground Floor
- TA13 Units detail plans - First Floor
- TA14 Units detail plans - Second Floor
- TA15 Tower Ground Lower
- TA16 Tower Ground Floor
- TA17 Tower 1st Floor
- TA18 Tower 2nd Floor
- TA19 Tower 3rd, 4th, 5th, & 6th Floors
- TA20 Tower 7th Floor
- TA21 Tower 8th Floor
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Series TB Elevations & sections

- TB01 Terrace / Units Elevations
- TB02 Terrace / Units Elevations
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- TB04 Tower - North & East Elevations
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- TB06 Sectional Views
- TB07 Sectional Views
- TB08 Sectional Views
- TB09 Sectional Views

Series TC Detailed drawings

- ~~TC01 Easement relocation~~
- TC02 Indicative Landscape plan
- TC03 Shadow diagrams
- TC04 Shadow diagrams
- TC05 Materials & Finishes Schedule
- TC06 Perspective Views - Units
- TC07 Perspective Views - Tower
- TC08 Fence types & mailboxes

Series TD Details

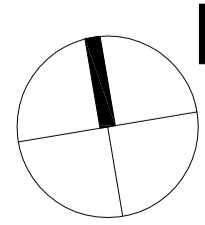
- TD01 Proposed Path treatment
- TD02 Path Sectional views
- TD03 Path Sectional views
- TD04 Path Sectional views
- TD05 Path Graphical image

149 HANSWORTH STREET
 MULGRAVE 3170



REVISIONS:			
No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

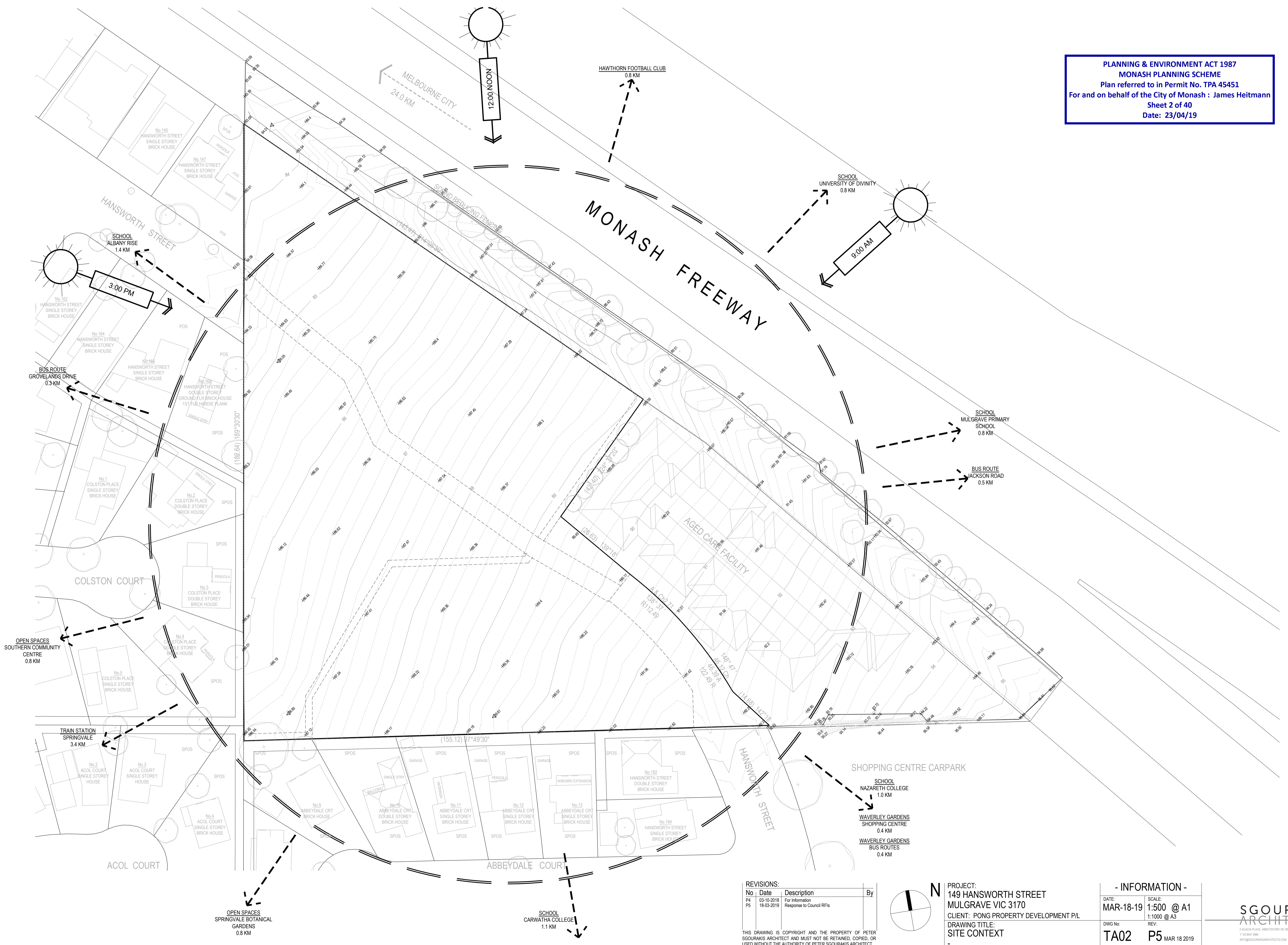
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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 COVER SHEET

- INFORMATION -	
DATE:	SCALE:
MAR-18-19	N.T.S. @ A1
DWG No:	REV:
TA01	P5
	MAR 18 2019

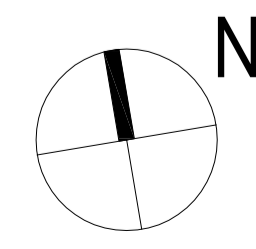
SGOURAKIS
 ARCHITECTS



REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

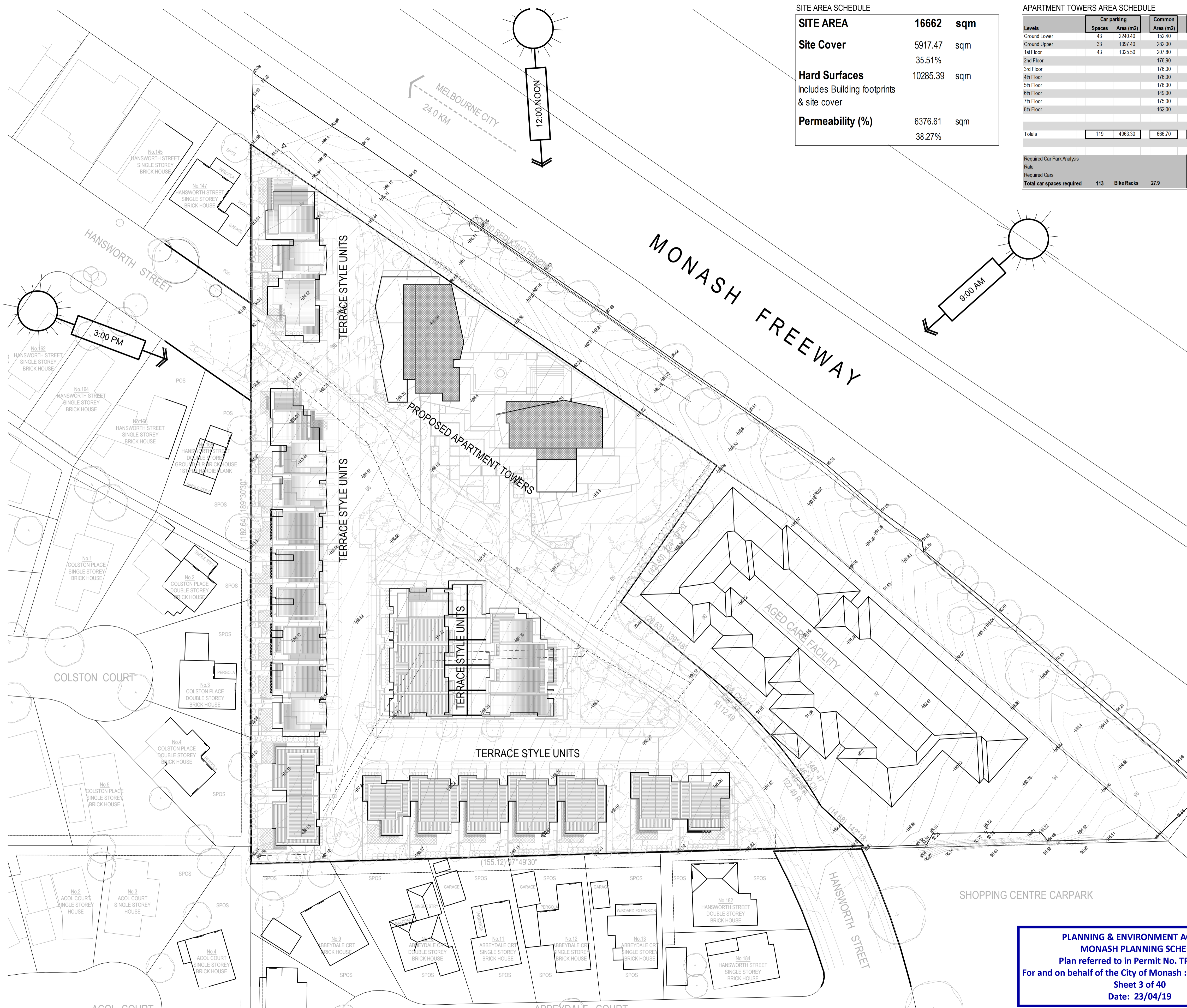
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PROJECT:
149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
SITE CONTEXT

- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:500 @ A1
	1:1000 @ A3
DWG No:	REV:
TA02	P5
	MAR 18 2019



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces		Area per level	
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40	3		6		0	9	174.60		2410.40
Ground Upper	33	1397.40	282.00	803.69	3		6		0	9	174.60		2457.69
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43		2296.47
2nd Floor			176.90	898.38	4		8		0	12	379.79		1799.07
3rd Floor			176.30	953.56	5		8		0	13	167.28		1297.14
4th Floor			176.30	953.56	5		8		0	13	167.28		1297.14
5th Floor			176.30	953.56	5		8		0	13	167.28		1297.14
6th Floor			149.00	755.56	2		6		1	9	223.90		2107.92
7th Floor			175.00	734.56	5		5		0	10	136.00		1045.56
8th Floor			162.00	599.76	3		5		0	8	175.90		937.66
Totals	119	4963.30	666.70	2107.81	35		57		1	93			16776.19

Required Car Park Analysis	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
Rate	0.20	1.00	1.00	1.00	1.00	2.00	6m3 101
Required Cars	18.60	35.00		57.00			3m3
Total car spaces required	113	Bike Racks	27.9				Total 101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Flr	98.90	175.80	Floor area
First Flr	78.90		
Garage	39.40		
Rear Courtyard	105.90	121.00	Open spaces
Open Space	16.60		

Unit Type	Area	Total	231 sqm
Ground Flr	107.50	194.50	Floor area
First Flr	87.60		
Garage	36.00		
Rear Courtyard	87.00	103.20	Open spaces
Open Space	18.20		

Unit Type	Area	Total	213 sqm
Ground Flr	97.80	175.30	Floor area
First Flr	77.50		
Garage	37.20		
Rear Courtyard	140.90	151.00	Open spaces
Open Space	11.00		

Unit Type	Area	Total	227 sqm
Ground Flr	99.00	197.22	Floor area
First Flr	92.22		
Garage	36.00		
Rear Courtyard	99.00	133.00	Open spaces
Open Space	34.00		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Flr	45.60	206.50	Floor area
First Flr	81.70		
Second Flr	79.20		
Garage	49.70		
Terrace	35.00		
Front Courtyard	11.50	46.50	Open spaces
Open Space	0.00		

Unit Type	Area	Total	269 sqm
Ground Flr	52.70	219.70	Floor area
First Flr	87.50		
Second Flr	79.50		
Garage	49.60		
Terrace	35.40		
Front Courtyard	18.80	54.20	Open spaces
Open Space	0.00		

Unit Type	Area	Total	244 sqm
Ground Flr	23.00	199.50	Floor area
First Flr	92.50		
Second Flr	84.00		
Garage	44.50		
Terrace	35.00		
Front Courtyard	19.00	54.00	Open spaces
Open Space	0.00		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	58.56	156.36	Floor area
First Flr	62.00		
Second Flr	55.80		
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	79.60	Open spaces
Open Space	9.60		

Unit Type	Area	Total	194 sqm
Ground Flr	75.70	152.30	Floor area
First Flr	76.60		
Garage	42.00		
Rear Courtyard	62.00	71.00	Open spaces
Open Space	9.00		

Unit Type	Area	Total	227 sqm
Ground Flr	114.50	183.02	Floor area
First Flr	68.52		
Garage	44.30		
Rear Courtyard	138.00	180.00	Open spaces
Open Space	42.00		

Unit Type	Area	Total	208 sqm
Ground Flr	98.57	168.17	Floor area
First Flr	95.60		
Garage	40.00		
Rear Courtyard	89.75	114.75	Open spaces
Open Space	25.00		

Unit Type	Area	Total	250 sqm
Ground Flr	113.55	205.95	Floor area
First Flr	92.00		
Garage	43.60		
Rear Courtyard	60.00	120.00	Open spaces
Open Space	60.00		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	247 sqm
Ground Flr	15.48	133.33	Floor area
First Flr	98.85		
Second Flr	79.00		
Garage	53.63		
Terrace	35.40		
Front Courtyard	17.50	12.90	Open spaces
Open Space	0.00		

Unit Type	Area	Total	207 sqm
Ground Flr	28.40	151.92	Floor area
First Flr	78.30		
Second Flr	59.22		
Garage	44.70		
Terrace	29.20		
Front Courtyard	12.00	41.20	Open spaces
Open Space	0.00		

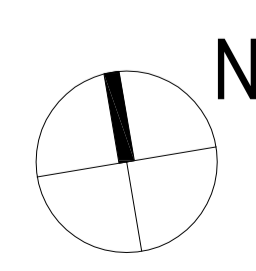
Unit Type	Area	Total	228 sqm
Ground Flr	47.30	190.60	Floor area
First Flr	81.30		
Second Flr	52.00		
Garage	47.00		
Terrace	13.10		
Front Courtyard	19.60	68.90	Open spaces
Open Space	45.80		

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 3 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

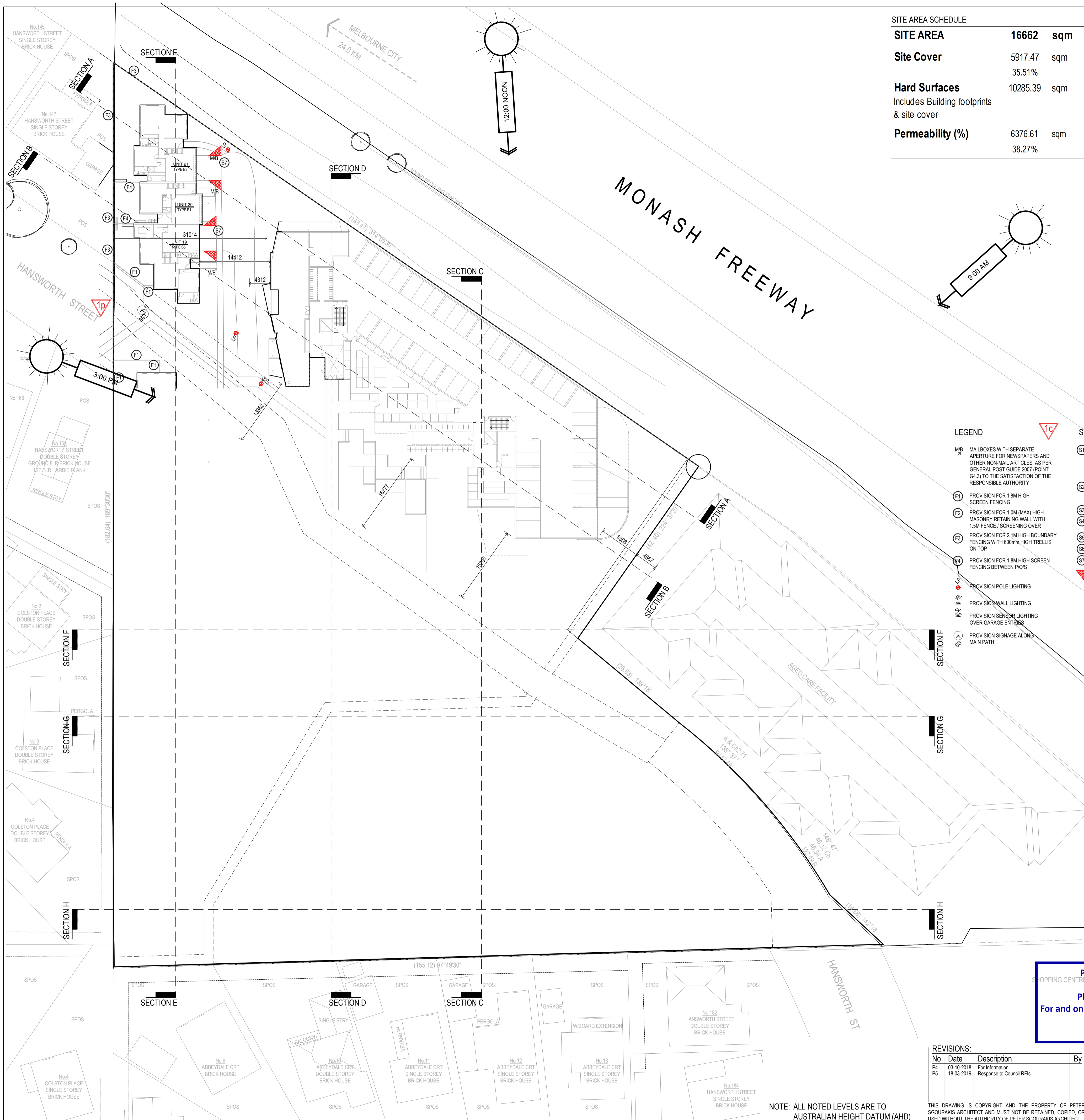
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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 SITE RESPONSE

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:500 @ A1
 1:1000 @ A3
 DWG No: TA03
 REV: P5
 MAR 18 2019

SGOURAKIS ARCHITECTS
 1/33 WATSON STREET
 MULGRAVE VIC 3170
 T: 03 9591 9888
 INFO@SGOURAKISARCHITECTS.COM



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces		Area per level	
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40	3	6	0	9	174.60		2410.40	2410.40	
Ground Upper	33	1397.40	282.00	803.69	3	6	0	9	57.43		2296.47	1799.07	
1st Floor	43	1325.50	207.80	605.74	3	6	0	9	167.28		1297.14	1297.14	
2nd Floor		176.90	898.38	4	8	0	12	379.79			1297.14	1297.14	
3rd Floor		176.30	953.56	5	8	0	13	167.28			1297.14	1297.14	
4th Floor		176.30	953.56	5	8	0	13	167.28			1297.14	1297.14	
5th Floor		176.30	953.56	5	8	0	13	167.28			1297.14	1297.14	
6th Floor		149.00	755.56	2	6	1	9	223.90			1045.56	1045.56	
7th Floor		175.00	734.56	5	5	0	10	136.00			937.66	937.66	
8th Floor		162.00	599.76	3	5	0	8	175.90					
Totals	119	4963.30	666.70	2107.81	35	57	1	93			16776.19		

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.62 sqm
Type C6	1	227.60 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Flr	98.90	175.80	Floor area
First Flr	76.90		Floor area
Garage	38.40		Open spaces
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		Open spaces

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	59.50	196.30	Floor area
First Flr	82.00		Floor area
Second Flr	58.80		Floor area
Garage	36.50		Open spaces
Terrace	14.00		Open spaces
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		Open spaces

TERRACE UNITS TYPE C AREA SCHEDULE

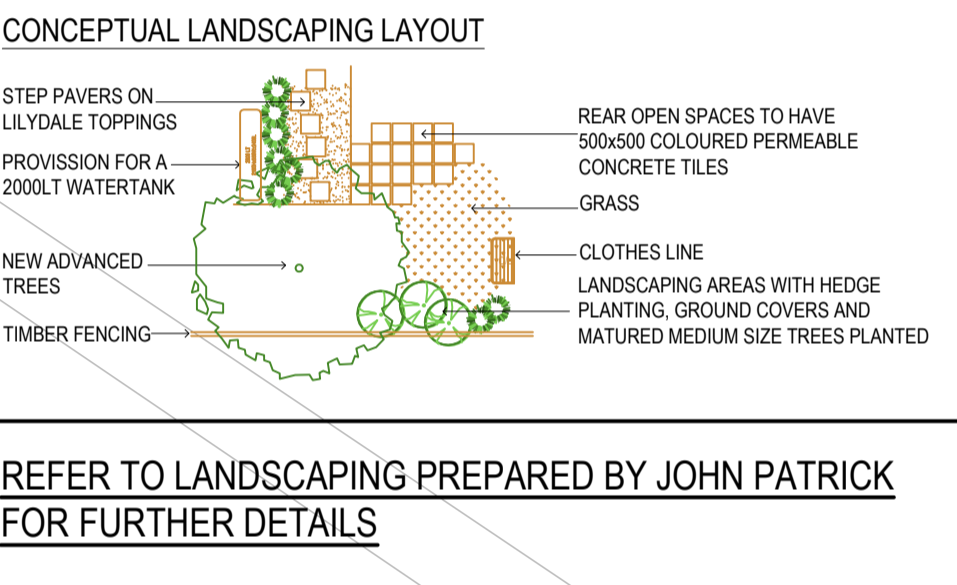
Unit Type	Area	Total	250 sqm
Ground Flr	114.50	193.02	Floor area
First Flr	68.52		Floor area
Garage	44.30		Open spaces
Rear Courtyard	138.00	180.00	Open spaces
Open Space	42.00		Open spaces

TERRACE UNITS TYPE D AREA SCHEDULE

Unit Type	Area	Total	228 sqm
Ground Flr	47.30	180.60	Floor area
First Flr	81.30		Floor area
Second Flr	53.00		Floor area
Garage	47.00		Open spaces
Terrace	13.10		Open spaces
Front Courtyard	10.00	68.90	Open spaces
Open Space	45.80		Open spaces

- LEGEND**
- MB MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES. AS PER GENERAL POST GUIDE 2007 (POINT 64.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - F1 PROVISION FOR 1.8M HIGH SCREEN FENCING
 - F2 PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE / SCREENING OVER
 - F3 PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
 - F4 PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PLOTS
 - PL PROVISION POLE LIGHTING
 - WL PROVISION WALL LIGHTING
 - SL PROVISION SENSITIVE LIGHTING OVER GARAGE ENTRIES
 - SS PROVISION SIGNAGE ALONG MAIN PATH

- SERVICES LEGEND**
- S1 FIRE HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR APARTMENTS. REFER TO HYDRAULIC SUBMISSION FOR FURTHER DETAILS
 - S2 EXISTING HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR AGED CARE FACILITY
 - S3 APARTMENTS MAIN GAS METERS
 - S4 OUTLINE OF ALLOCATED SPACE FOR SUBSTATION KIOSK
 - S5 ELECTRICAL SWITCH ROOM AND NBN
 - S6 FIP PANEL
 - S7 CORNER SPILL OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTION (OR WITH A HEIGHT OF LESS THAN 1.2M) EXTENDING AT LEAST 2.0 METRE LONG X 2.5 METRES DEEP



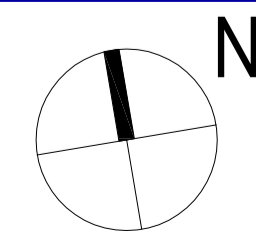
REFER TO LANDSCAPING PREPARED BY JOHN PATRICK FOR FURTHER DETAILS

- PERMIT CONDITIONS**
- 1a THE DETAILS OF THE PEDESTRIAN FOOTPATH REQUIRED BY CONDITION 3.
 - 1b A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.
 - 1c THE LOCATION AND DESIGN OF ANY REQUIRED FIRE SERVICES, ELECTRICITY SUPPLY, GAS AND WATER METER BOXES DISCREETLY LOCATED AND/OR SCREENED TO COMPLIMENT THE DEVELOPMENT.

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 4 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	



PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - LOWER GRND / CAR PARKING
 UNITS - PART GROUND LEVEL

- INFORMATION -
DATE: MAR-18-19
SCALE: 1:400 @ A1
 1:800 @ A3
DWG No: TA04
REV: P5
 MAR 18 2019



NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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SITE AREA SCHEDULE

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Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common	Residential Apartment Towers							Terraces	Area per level		
	Spaces	Area (m ²)		Area (m ²)	2240.40	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds		Total	Area (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40									2240.40	
Ground Upper	33	1397.40	282.00	803.69	3		6		0	9	174.60		2457.69	
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43		2296.47	
2nd Floor			176.90	898.38	4		8		0	12	379.79		1799.07	
3rd Floor			176.30	953.56	5		8		0	13	167.28		1297.14	
4th Floor			176.30	953.56	5		8		0	13	167.28		1297.14	
5th Floor			176.30	953.56	5		8		0	13	167.28		1297.14	
6th Floor			149.00	755.56	2		6		1	9	223.90		2107.92	
7th Floor			175.00	734.56	5		8		0	10	136.00		1045.56	
8th Floor			162.00	599.76	3		5		0	8	175.90		937.66	
Totals	119	4963.30	666.70	2107.81	35		57		1	93			16776.19	

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
Required Cars	18.60	1.00	1.00	1.00	1.00	2.00	101
Total car spaces required	113	Bike Racks	27.9				101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
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2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
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6th Floor	35.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 537.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.62 sqm
Type C6	1	227.80 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

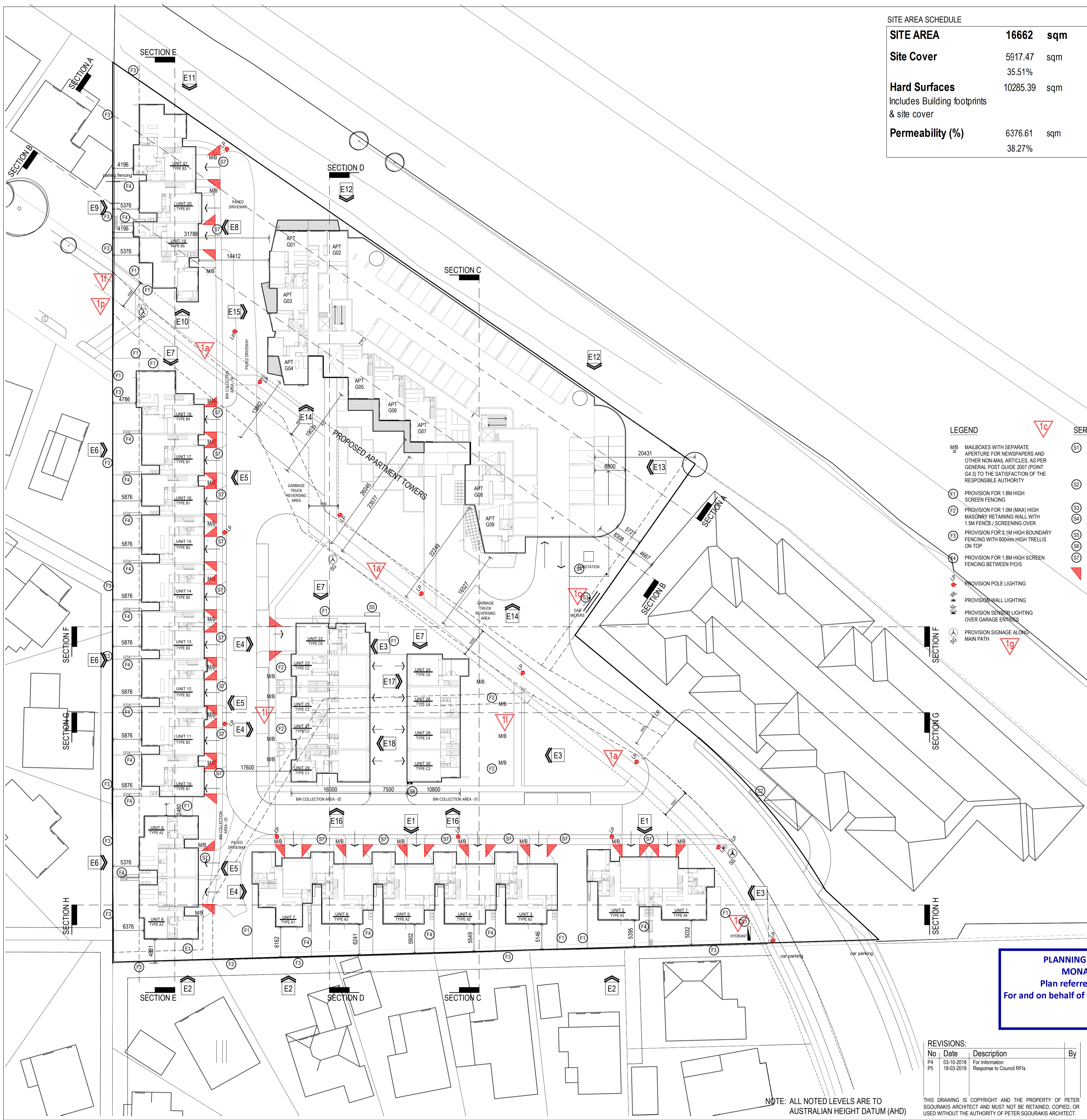
Unit Type	Area	Total	215 sqm
Ground Flr	98.90	1176.90	Floor area
First Flr	76.90		Floor area
Garage	38.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	93.50	1166.30	Floor area
First Flr	82.00		Floor area
Second Flr	58.80		Floor area
Garage	36.50		
Terrace	63.00		
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		

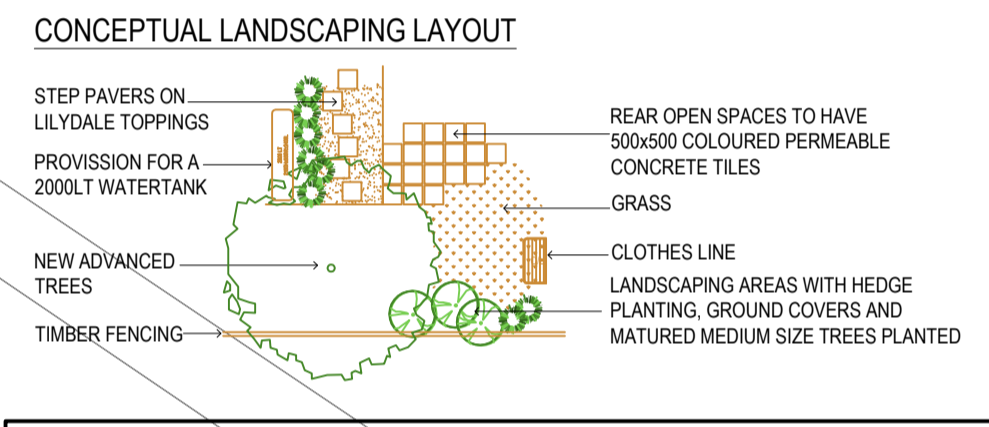
TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Flr	45.80	206.50	Floor area
First Flr	81.70		Floor area
Second Flr	79.20		Floor area
Garage	49.70		
Terrace	35.00		
Rear Courtyard	11.50	46.50	Open spaces
Open Space	0.00		



- LEGEND**
- MB MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES. AS PER GENERAL POST GUIDE 2007 (POINT C4.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - F1 PROVISION FOR 1.8M HIGH SCREEN FENCING
 - F2 PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE / SCREENING OVER
 - F3 PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600MM HIGH TRELLIS ON TOP
 - F4 PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PLOTS
 - P1 PROVISION POLE LIGHTING
 - P2 PROVISION WALL LIGHTING
 - P3 PROVISION SENSORS LIGHTING OVER GARAGE ENTRIES
 - P4 PROVISION SIGNAGE ALONG MAIN PATH

- SERVICES LEGEND**
- S1 FIRE HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR APARTMENTS. REFER TO HYDRAULIC SUBMISSION FOR FURTHER DETAILS
 - S2 EXISTING HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR AGED CARE FACILITY
 - S3 APARTMENTS MAIN GAS METERS
 - S4 OUTLINE OF ALLOCATED SPACE FOR SUBSTATION KIOSK
 - S5 ELECTRICAL SWITCH ROOM AND NBN
 - S6 FIP PANEL
 - S7 CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTION (OR WITH A HEIGHT OF LESS THAN 1.2M) EXTENDING AT LEAST 2.0 METRE LONG X 2.5 METRES DEEP



REFER TO LANDSCAPING PREPARED BY JOHN PATRICK FOR FURTHER DETAILS

- PERMIT CONDITIONS**
- 1a THE DETAILS OF THE PEDESTRIAN FOOTPATH REQUIRED BY CONDITION 3.
 - 1b A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.
 - 1c THE LOCATION AND DESIGN OF ANY REQUIRED FIRE SERVICES, ELECTRICITY SUPPLY, GAS AND WATER METER BOXES DISCREETLY LOCATED AND/OR SCREENED TO COMPLIMENT THE DEVELOPMENT.
 - 1f REDESIGN OF THE ENTRY AREA TO THE LAND ACCESSED OFF HANSWORTH STREET AT THE WESTERN END OF THE SITE TO ACCORD WITH THE RECOMMENDATIONS MADE IN THE EVIDENCE OF CRAIG CZARNY GIVEN IN THE VCAT HEARING IN P2277/2016 (INCLUDING A REVISED MORE SYMPATHETIC/TRANSPARENT FENCING TREATMENT ON THAT PART OF THE WESTERN BOUNDARY ALONGSIDE HANSWORTH STREET).
 - 1g A GENERAL SIGNAGE PLAN, INCLUDING PROVIDING DIRECTIONAL SIGNAGE FOR THE RESIDENTIAL ENTRIES FOR THE TOWERS.

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 5 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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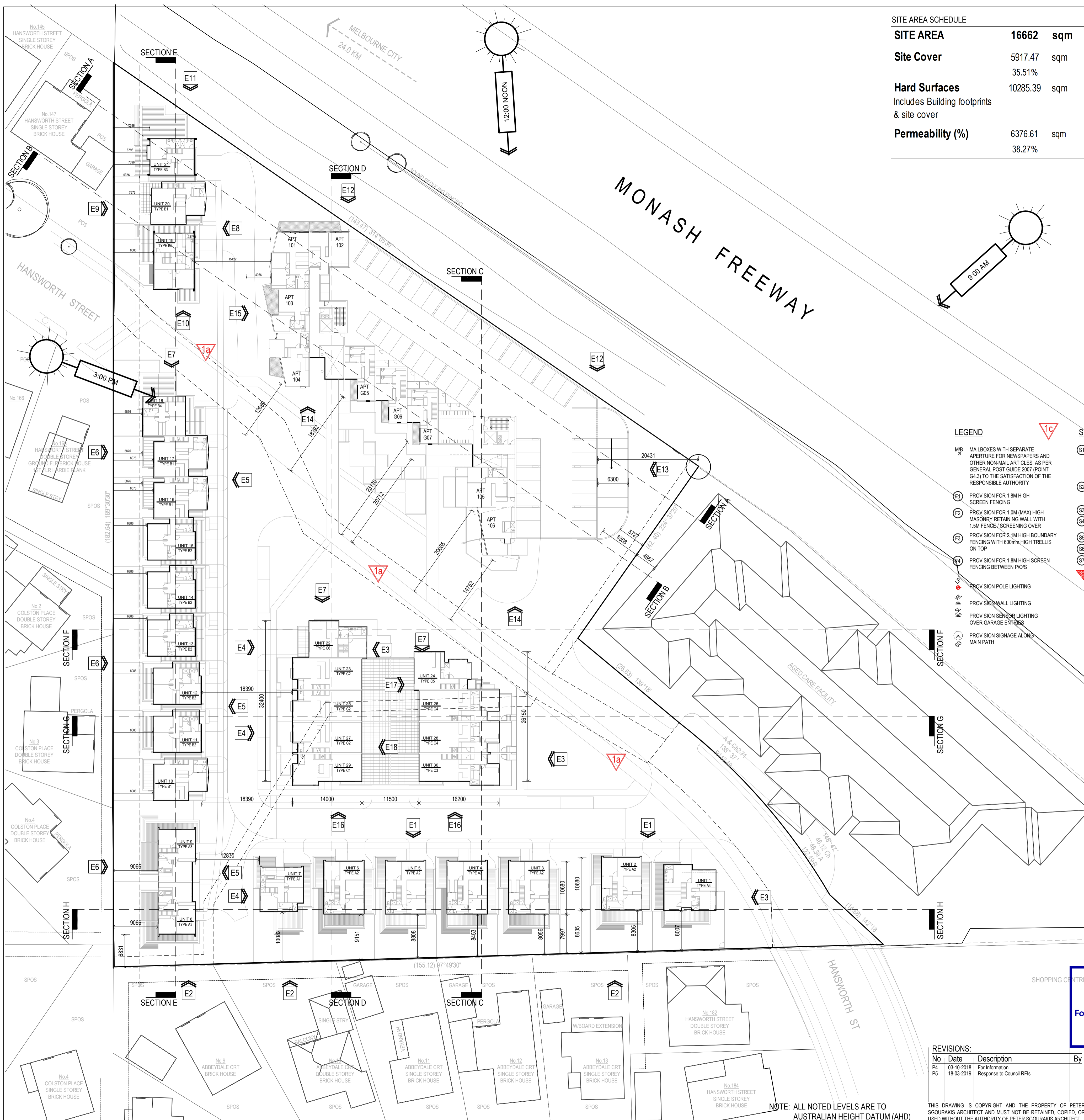
PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - UPPER GRND / CAR PARKING
 TERRACE UNITS - GROUND LEVEL

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:400 @ A1
 1:800 @ A3
 DWG No: TA05
 REV: P5
 MAR 18 2019

SGOURAKIS ARCHITECTS
 2 HANCOCK STREET, WESTPORT VIC 3207
 T: 51 951 988
 W: PETER@SGOURAKISARCHITECTS.COM

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common	Residential Apartment Towers						Terraces	Area per level							
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds		Total	Area (m ²)	NFA (m ²)	GFA (m ²)				
Ground Lower	43	2240.40	152.40	2240.40														
Ground Upper	33	1397.40	282.00	803.69	3	6	0	9	0	6	174.60	2457.69						
1st Floor	43	1325.50	207.80	605.74	3	3	0	9	0	9	97.43	2296.47						
2nd Floor			176.90	898.38	4	8	0	12	0	12	379.79	1799.07						
3rd Floor			176.30	953.56	5	8	0	13	0	13	167.28	1297.14						
4th Floor			176.30	953.56	5	8	0	13	0	13	167.28	1297.14						
5th Floor			176.30	953.56	5	8	0	13	0	13	167.28	1297.14						
6th Floor			149.00	755.56	2	6	1	9	0	9	223.90	2107.92						
7th Floor			175.00	734.56	5	5	0	10	0	10	136.00	1045.56						
8th Floor			162.00	599.76	3	5	0	8	0	8	175.90	937.66						
Totals	119	4963.30	666.70	2107.81	35	57	1	93	0	93		16776.19						

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2236.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 537.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.62 sqm
Type C6	1	227.60 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

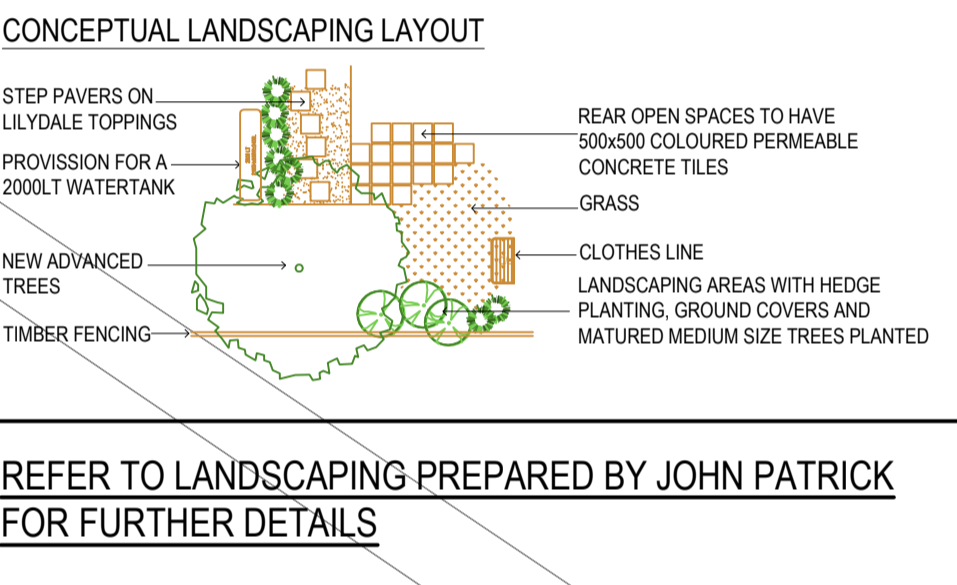
Unit Type	Area	Total	215 sqm
Ground Flr	98.90	1176.90	Floor area
First Flr	76.90		Floor area
Garage	38.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	93.50	1196.30	Floor area
First Flr	82.00		Floor area
Second Flr	58.80		Floor area
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		

- LEGEND**
- MB MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES, AS PER GENERAL POST GUIDE 2007 (POINT 64.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - E1 PROVISION FOR 1.8M HIGH SCREEN FENCING
 - F2 PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE / SCREENING OVER
 - F3 PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
 - E4 PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PLOTS
 - E5 PROVISION POLE LIGHTING
 - E6 PROVISION WALL LIGHTING
 - E7 PROVISION SENSITIVE LIGHTING OVER GARAGE ENTRIES
 - E8 PROVISION SIGNAGE ALONG MAIN PATH

- SERVICES LEGEND**
- S1 FIRE HYDRANT AND SPRINKLER APERTURE / BOOSTER CUPBOARD FOR APARTMENTS, REFER TO HYDRAULIC SUBMISSION FOR FURTHER DETAILS
 - S2 EXISTING HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR AGED CARE FACILITY
 - S3 APARTMENTS MAIN GAS METERS
 - S4 OUTLINE OF ALLOCATED SPACE FOR SUBSTATION KIOSK
 - S5 ELECTRICAL SWITCH ROOM AND NBN
 - S6 FIP PANEL
 - S7 CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTION (OR WITH A HEIGHT OF LESS THAN 1.2M) EXTENDING AT LEAST 2.0 METRE LONG X 2.5 METRES DEEP



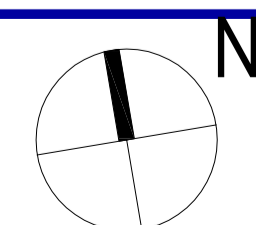
REFER TO LANDSCAPING PREPARED BY JOHN PATRICK FOR FURTHER DETAILS

- PERMIT CONDITIONS**
- 1a THE DETAILS OF THE PEDESTRIAN FOOTPATH REQUIRED BY CONDITION 3.
 - 1b A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.
 - 1c THE LOCATION AND DESIGN OF ANY REQUIRED FIRE SERVICES, ELECTRICITY SUPPLY, GAS AND WATER METER BOXES DISCREETLY LOCATED AND/OR SCREENED TO COMPLIMENT THE DEVELOPMENT.

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 6 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2019	For information	
P5	19-05-2019	Response to Council RFIs	



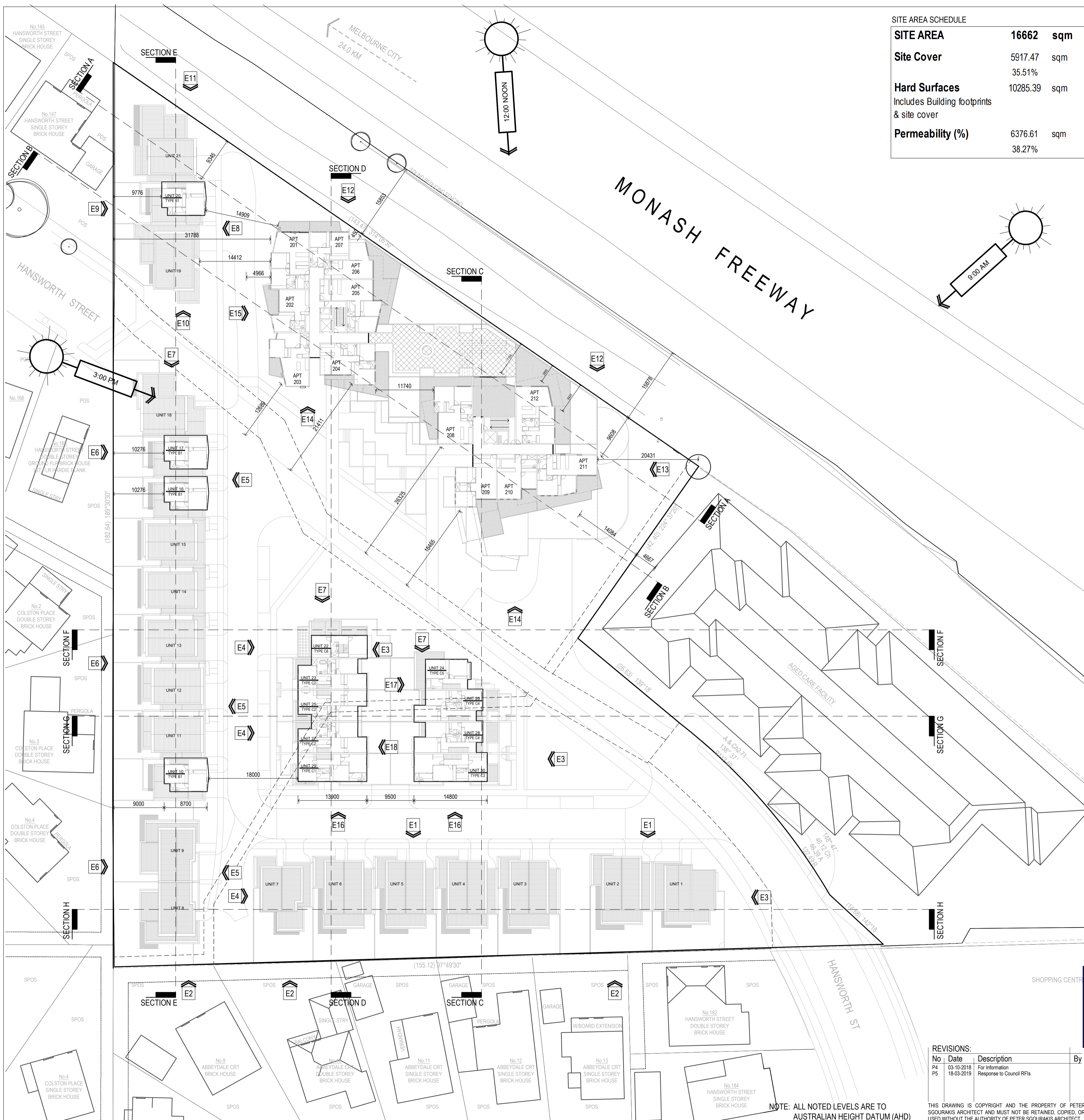
PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - FIRST FLOOR / CAR PARKING
 TERRACE UNITS - FIRST FLOOR

- INFORMATION -
DATE: MAR-18-19
SCALE: 1:400 @ A1
 1:800 @ A3
DWG No: TA06
REV: P5
 1:800 MAR 18 2019



NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common	Residential Apartment Towers						Terraces	Area per level							
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds		Total	Area (m ²)	NFA (m ²)	GFA (m ²)				
Ground Lower	43	2240.40	152.40	2240.40														
Ground Upper	33	1397.40	282.00	803.69	3		6		0	9	174.60		2457.69					
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43		2296.47					
2nd Floor			176.90	898.38	4		8		0	12	379.79		1799.07					
3rd Floor			176.30	953.56	5		8		0	13	167.28		1297.14					
4th Floor			176.30	953.56	5		8		0	13	167.28		1297.14					
5th Floor			176.30	953.56	5		8		0	13	167.28		1297.14					
6th Floor			149.00	755.56	2		6		1	9	223.90		2107.92					
7th Floor			175.00	734.56	5		5		0	10	136.00		1045.56					
8th Floor			162.00	599.76	3		5		0	8	175.90		937.66					
Totals	119	4963.30	666.70	2107.81	35		57		1	93			16776.19					

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.62 sqm
Type C6	1	227.60 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Type A1	Ground Flr	98.90	Floor area
	First Flr	76.90	Floor area
	Garage	39.40	
	Rear Courtyard	105.00	121.00 Open spaces
	Open Space	16.90	

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Type B1	Ground Flr	93.50	Floor area
	First Flr	82.00	Floor area
	Second Flr	58.80	
	Garage	36.50	
	Terrace	14.00	
	Rear Courtyard	56.00	76.60 Open spaces
	Open Space	9.60	

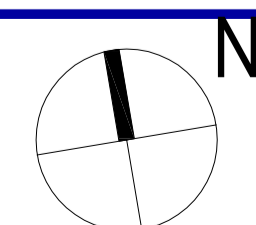
TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Type C1	Ground Flr	45.80	Floor area
	First Flr	81.70	Floor area
	Second Flr	79.20	
	Garage	49.70	
	Terrace	35.00	
	Front Courtyard	11.50	46.50 Open spaces
	Open Space	0.00	

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 7 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

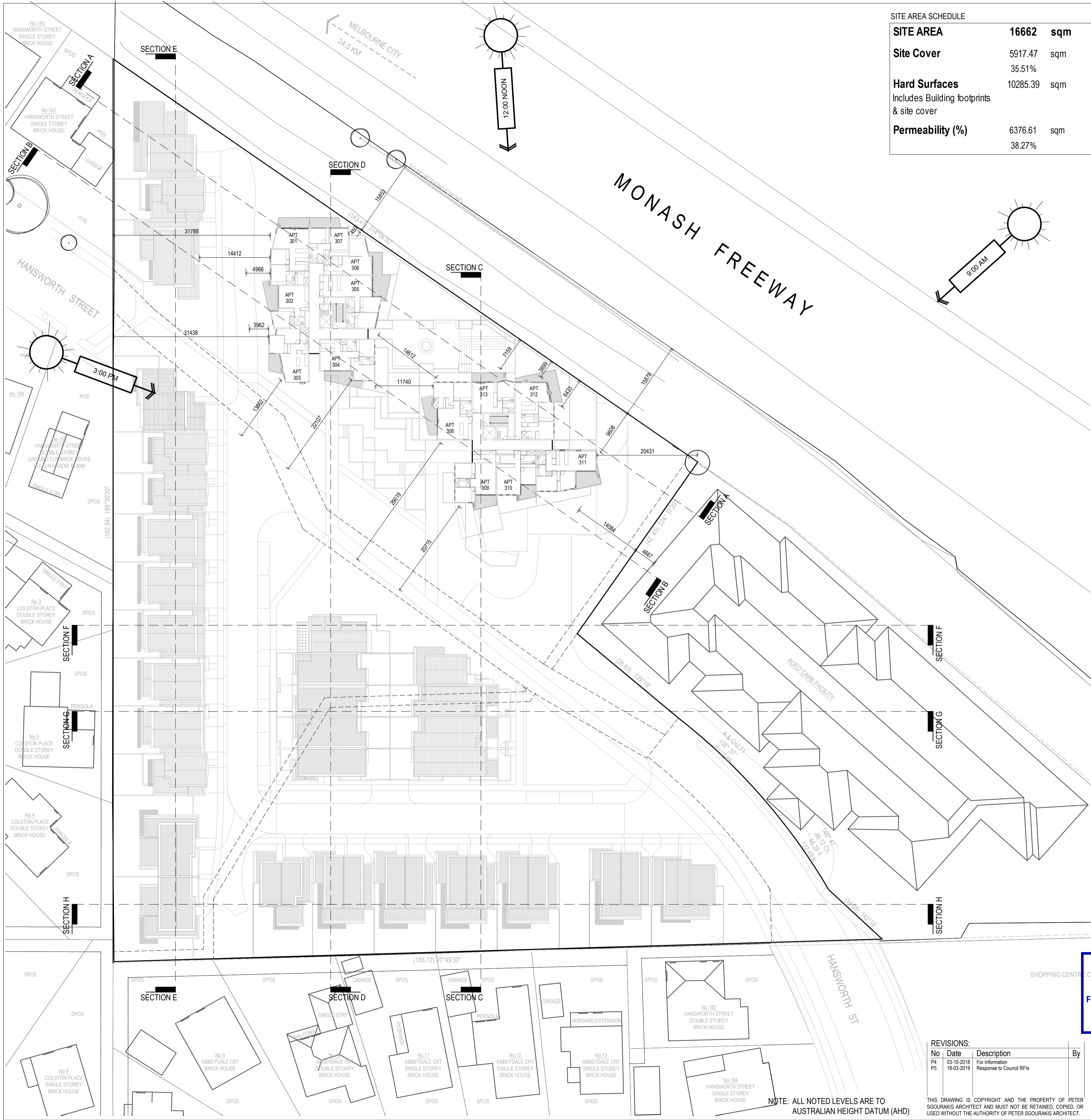


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - 2nd FLOOR
 TERRACE UNITS - 2nd FLOOR

- INFORMATION -
DATE: MAR-18-19
SCALE: 1:400 @ A1
 1:800 @ A3
DWG No: TA07
REV: P5
 MAR 18 2019



NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
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SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces		Area per level		
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)	
Ground Lower	43	2240.40	152.40	2240.40										2240.40
Ground Upper	33	1397.40	282.00	803.69	3		6		0	9	174.60			2457.69
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43			2296.47
2nd Floor			176.90	898.38	4		8		0	12	379.79			1799.07
3rd Floor			176.30	953.56	5		8		0	13	167.28			1297.14
4th Floor			176.30	953.56	5		8		0	13	167.28			1297.14
5th Floor			176.30	953.56	5		8		0	13	167.28			1297.14
6th Floor			149.00	755.56	2		6		1	9	223.90			2107.92
7th Floor			175.00	734.56	5		5		0	10	136.00			1045.56
8th Floor			162.00	599.76	3		5		0	8	175.90			937.66
Totals	119	4963.30	666.70	2107.81	35		57		1	93				16776.19

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Stairs
	0.20	1.00	1.00	1.00	1.00	2.00	6m3
	18.60	35.00		57.00		2.00	3m3
Total car spaces required	113	Bike Racks	27.9				Total
							101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2236.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.82 sqm
Type C6	1	227.80 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Type A1	Ground Fir	98.90	175.80
	First Fir	78.90	Floor area
	Garage	38.40	
	Rear Courtyard	105.00	121.00
	Open Space	16.90	Open spaces
Unit Type	Area	Total	231 sqm
Type A2	Ground Fir	107.50	194.50
	First Fir	87.00	Floor area
	Garage	38.00	
	Rear Courtyard	87.00	103.20
	Open Space	16.20	Open spaces
Unit Type	Area	Total	213 sqm
Type A3	Ground Fir	97.80	175.30
	First Fir	77.50	Floor area
	Garage	37.20	
	Rear Courtyard	140.00	151.00
	Open Space	11.00	Open spaces
Unit Type	Area	Total	227 sqm
Type A4	Ground Fir	99.00	191.22
	First Fir	92.22	Floor area
	Garage	36.00	
	Rear Courtyard	99.00	133.00
	Open Space	34.00	Open spaces

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Type B1	Ground Fir	93.50	196.36
	First Fir	82.00	Floor area
	Second Fir	58.80	
	Garage	36.50	
	Terrace	14.00	
	Rear Courtyard	56.00	76.60
	Open Space	9.60	Open spaces
Unit Type	Area	Total	194 sqm
Type B2	Ground Fir	75.70	152.30
	First Fir	76.80	Floor area
	Garage	42.00	
	Rear Courtyard	62.00	71.00
	Open Space	9.00	Open spaces
Unit Type	Area	Total	227 sqm
Type B3	Ground Fir	114.50	193.02
	First Fir	68.52	Floor area
	Garage	44.30	
	Rear Courtyard	138.00	180.00
	Open Space	42.00	Open spaces
Unit Type	Area	Total	208 sqm
Type B4	Ground Fir	98.57	168.17
	First Fir	88.60	Floor area
	Garage	40.00	
	Rear Courtyard	89.75	114.75
	Open Space	25.00	Open spaces
Unit Type	Area	Total	250 sqm
Type B5	Ground Fir	113.95	205.95
	First Fir	92.00	Floor area
	Garage	43.80	
	Rear Courtyard	60.00	120.00
	Open Space	60.00	Open spaces

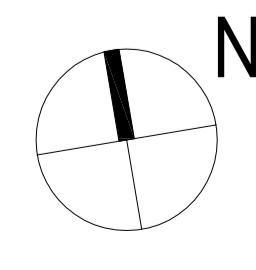
TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Type C1	Ground Fir	45.80	206.50
	First Fir	81.70	Floor area
	Second Fir	79.20	
	Garage	49.70	
	Terrace	35.00	
	Front Courtyard	11.50	46.50
	Open Space	0.00	Open spaces
Unit Type	Area	Total	269 sqm
Type C2	Ground Fir	52.70	219.70
	First Fir	87.50	Floor area
	Second Fir	78.50	
	Garage	46.80	
	Terrace	35.40	
	Front Courtyard	18.80	54.20
	Open Space	0.00	Open spaces
Unit Type	Area	Total	244 sqm
Type C3	Ground Fir	23.00	199.50
	First Fir	82.50	Floor area
	Second Fir	84.00	
	Garage	44.50	
	Terrace	35.00	
	Front Courtyard	19.00	54.00
	Open Space		Open spaces
Unit Type	Area	Total	247 sqm
Type C4	Ground Fir	15.48	183.33
	First Fir	98.85	Floor area
	Second Fir	79.00	
	Garage	53.83	
	Terrace	36.40	
	Front Courtyard	17.50	52.90
	Open Space		Open spaces
Unit Type	Area	Total	207 sqm
Type C5	Ground Fir	28.40	161.92
	First Fir	78.30	Floor area
	Second Fir	55.22	
	Garage	44.70	
	Terrace	29.20	
	Front Courtyard	12.00	41.20
	Open Space		Open spaces
Unit Type	Area	Total	228 sqm
Type C6	Ground Fir	47.30	180.60
	First Fir	81.30	Floor area
	Second Fir	53.00	
	Garage	47.00	
	Terrace	13.10	
	Front Courtyard	10.00	68.90
	Open Space	45.80	Open spaces

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 8 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	



PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - 3rd, 4th & 5th FLOORS
 TERRACE UNITS - ROOF PLAN

- INFORMATION -

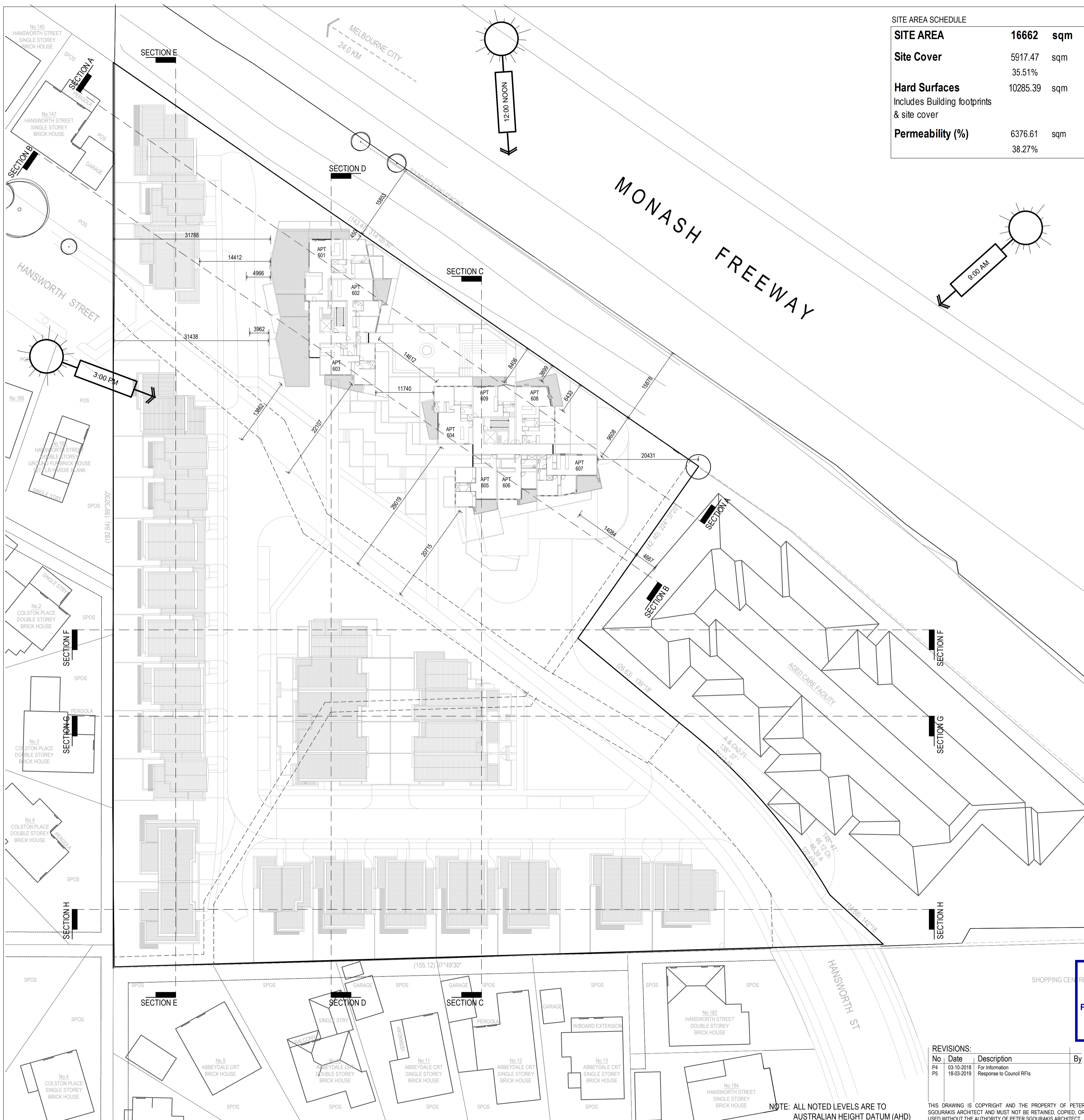
DATE: MAR-18-19
SCALE: 1:400 @ A1
 1:800 @ A3

DWG No: TA08
REV: P5
DATE: MAR 18 2019

SGOURAKIS ARCHITECTS
 1/53 HORTON STREET
 MULGRAVE VIC 3170
 PH: 03 9595 9888
 WWW.SGOURAKISARCHITECTS.COM

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces		Area per level	
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40									
Ground Upper	33	1397.40	282.00	603.69	3		6		0	9	174.60	2457.69	2240.40
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43	2296.47	2296.47
2nd Floor			176.90	898.38	4		8		0	12	379.79	1799.07	1799.07
3rd Floor			176.30	953.56	5		8		0	13	167.28	1297.14	1297.14
4th Floor			176.30	953.56	5		8		0	13	167.28	1297.14	1297.14
5th Floor			176.30	953.56	5		8		0	13	167.28	1297.14	1297.14
6th Floor			149.00	755.56	2		6		1	9	223.90	2107.92	2107.92
7th Floor			175.00	734.56	5		5		0	10	136.00	1045.56	1045.56
8th Floor			162.00	599.76	3		5		0	8	175.90	937.66	937.66
Totals	119	4963.30	666.70	2107.81	35		57		1	93		16776.19	

Required Car Park Analysis	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Stairs
Rate	0.20	1.00	1.00	1.00	1.00	2.00	6m3 101
Required Cars	18.60	35.00	57.00	57.00	2.00	2.00	3m3 101
Total car spaces required	113	Bike Racks	27.9				Total 101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.82 sqm
Type C6	1	227.80 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Flr	98.90	175.80	Floor area
First Flr	78.90		Floor area
Garage	38.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		

Unit Type	Area	Total	231 sqm
Ground Flr	107.50	194.50	Floor area
First Flr	87.00		Floor area
Garage	38.00		
Rear Courtyard	87.00	103.20	Open spaces
Open Space	16.20		

Unit Type	Area	Total	213 sqm
Ground Flr	97.80	175.30	Floor area
First Flr	77.50		Floor area
Garage	37.20		
Rear Courtyard	140.00	151.00	Open spaces
Open Space	11.00		

Unit Type	Area	Total	227 sqm
Ground Flr	99.00	191.22	Floor area
First Flr	92.22		Floor area
Garage	36.00		
Rear Courtyard	99.00	133.00	Open spaces
Open Space	34.00		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	93.50	196.36	Floor area
First Flr	82.00		Floor area
Second Flr	58.80		Floor area
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		

Unit Type	Area	Total	194 sqm
Ground Flr	75.70	152.30	Floor area
First Flr	76.80		Floor area
Garage	42.00		
Rear Courtyard	62.00	71.00	Open spaces
Open Space	9.00		

Unit Type	Area	Total	227 sqm
Ground Flr	114.50	193.02	Floor area
First Flr	68.52		Floor area
Garage	44.30		
Rear Courtyard	138.00	180.00	Open spaces
Open Space	42.00		

Unit Type	Area	Total	208 sqm
Ground Flr	98.57	168.17	Floor area
First Flr	66.60		Floor area
Garage	40.00		
Rear Courtyard	89.75	114.75	Open spaces
Open Space	25.00		

Unit Type	Area	Total	250 sqm
Ground Flr	113.95	205.95	Floor area
First Flr	92.00		Floor area
Garage	43.80		
Rear Courtyard	60.00	120.00	Open spaces
Open Space	60.00		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Flr	45.80	206.50	Floor area
First Flr	81.70		Floor area
Second Flr	79.20		Floor area
Garage	49.70		
Terrace	35.00		
Front Courtyard	11.50	46.50	Open spaces
Open Space	0.00		

Unit Type	Area	Total	269 sqm
Ground Flr	52.70	219.70	Floor area
First Flr	87.50		Floor area
Second Flr	79.50		Floor area
Garage	49.80		
Terrace	35.40		
Front Courtyard	18.80	54.20	Open spaces
Open Space	0.00		

Unit Type	Area	Total	244 sqm
Ground Flr	23.00	199.50	Floor area
First Flr	82.50		Floor area
Second Flr	84.00		Floor area
Garage	44.50		
Terrace	35.00		
Front Courtyard	19.00	54.00	Open spaces
Open Space	0.00		

Unit Type	Area	Total	247 sqm
Ground Flr	15.48	183.33	Floor area
First Flr	98.85		Floor area
Second Flr	79.00		Floor area
Garage	53.63		
Terrace	36.40		
Front Courtyard	17.50	52.90	Open spaces
Open Space	0.00		

Unit Type	Area	Total	207 sqm
Ground Flr	28.40	161.92	Floor area
First Flr	78.30		Floor area
Second Flr	55.22		Floor area
Garage	44.70		
Terrace	29.20		
Front Courtyard	12.00	41.20	Open spaces
Open Space	0.00		

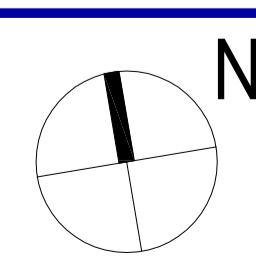
Unit Type	Area	Total	228 sqm
Ground Flr	47.30	180.60	Floor area
First Flr	81.30		Floor area
Second Flr	53.00		Floor area
Garage	47.00		
Terrace	13.10		
Front Courtyard	10.00	68.90	Open spaces
Open Space	49.80		

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 9 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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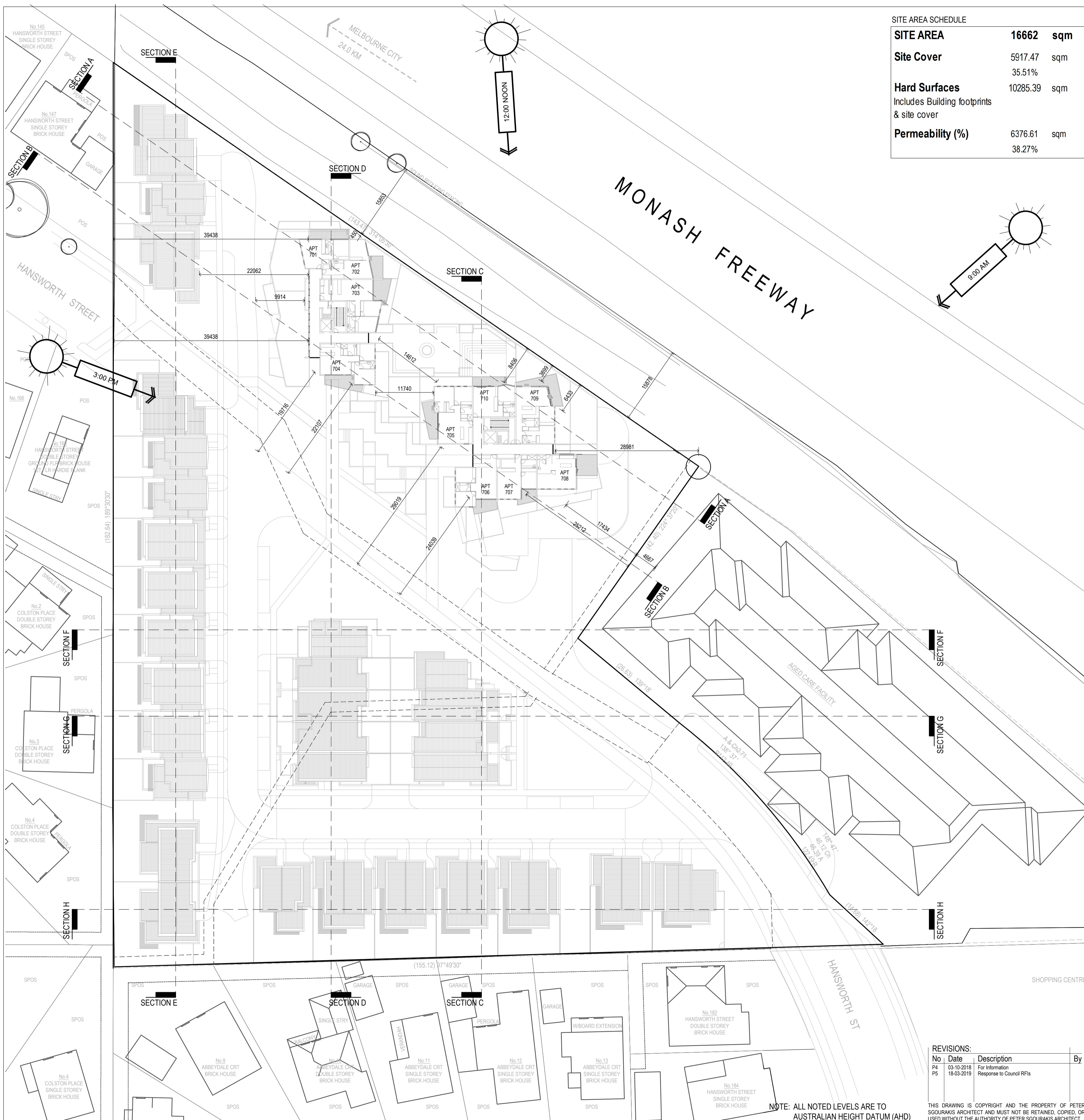


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - 6th FLOOR
 TERRACE UNITS - ROOF PLAN

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:400 @ A1
 1:800 @ A3
 DWG No: TA08a
 REV: P5
 MAR 18 2019



NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces		Area per level	
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40									2240.40
Ground Upper	33	1397.40	282.00	603.69	3		6		0	9	174.60		2457.69
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43		2296.47
2nd Floor			176.90	898.38	4		8		0	12	379.79		1799.07
3rd Floor			176.30	953.56	5		8		0	13	167.28		1297.14
4th Floor			176.30	953.56	5		8		0	13	167.28		1297.14
5th Floor			176.30	953.56	5		8		0	13	167.28		1297.14
6th Floor			149.00	755.56	2		6		1	9	223.90		2107.92
7th Floor			175.00	734.56	5		5		0	10	136.00		1045.56
8th Floor			162.00	599.76	3		5		0	8	175.90		937.66
Totals	119	4963.30	666.70	2107.81	35		57		1	93			16776.19

Required Car Park Analysis	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Stairs
Rate	0.20	1.00	1.00	1.00	1.00	2.00	6m3 101
Required Cars	18.60	35.00		57.00			3m3
Total car spaces required	113	Bike Racks	27.9				Total 101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2236.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.82 sqm
Type C6	1	227.80 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Flr	98.90	175.80	Floor area
First Flr	78.90		
Garage	38.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		

Unit Type	Area	Total	231 sqm
Ground Flr	107.50	194.50	Floor area
First Flr	87.00		
Garage	38.00		
Rear Courtyard	87.00	103.20	Open spaces
Open Space	16.20		

Unit Type	Area	Total	213 sqm
Ground Flr	97.80	175.30	Floor area
First Flr	77.50		
Garage	37.20		
Rear Courtyard	140.00	151.00	Open spaces
Open Space	11.00		

Unit Type	Area	Total	227 sqm
Ground Flr	99.00	191.22	Floor area
First Flr	92.22		
Garage	36.00		
Rear Courtyard	99.00	133.00	Open spaces
Open Space	34.00		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	93.50	196.36	Floor area
First Flr	82.00		
Second Flr	58.80		
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		

Unit Type	Area	Total	194 sqm
Ground Flr	75.70	152.30	Floor area
First Flr	76.80		
Garage	42.00		
Rear Courtyard	62.00	71.00	Open spaces
Open Space	9.00		

Unit Type	Area	Total	227 sqm
Ground Flr	114.50	193.02	Floor area
First Flr	68.52		
Garage	44.30		
Rear Courtyard	62.00	180.00	Open spaces
Open Space	42.00		

Unit Type	Area	Total	208 sqm
Ground Flr	98.57	168.17	Floor area
First Flr	66.60		
Garage	40.00		
Rear Courtyard	89.75	114.75	Open spaces
Open Space	25.00		

Unit Type	Area	Total	250 sqm
Ground Flr	113.95	205.95	Floor area
First Flr	92.00		
Garage	43.80		
Rear Courtyard	60.00	120.00	Open spaces
Open Space	60.00		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Flr	45.80	205.50	Floor area
First Flr	81.70		
Second Flr	79.20		
Garage	49.70		
Terrace	35.00		
Front Courtyard	11.50	46.50	Open spaces
Open Space	0.00		

Unit Type	Area	Total	269 sqm
Ground Flr	52.70	219.70	Floor area
First Flr	87.50		
Second Flr	79.50		
Garage	49.80		
Terrace	35.40		
Front Courtyard	18.80	54.20	Open spaces
Open Space	0.00		

Unit Type	Area	Total	244 sqm
Ground Flr	23.00	199.50	Floor area
First Flr	82.50		
Second Flr	84.00		
Garage	44.50		
Terrace	35.00		
Front Courtyard	19.00	54.00	Open spaces
Open Space	0.00		

Unit Type	Area	Total	247 sqm
Ground Flr	15.48	183.33	Floor area
First Flr	98.85		
Second Flr	79.00		
Garage	53.63		
Terrace	36.40		
Front Courtyard	17.50	52.90	Open spaces
Open Space	0.00		

Unit Type	Area	Total	207 sqm
Ground Flr	26.40	161.92	Floor area
First Flr	78.30		
Second Flr	55.22		
Garage	44.70		
Terrace	29.20		
Front Courtyard	12.00	41.20	Open spaces
Open Space	0.00		

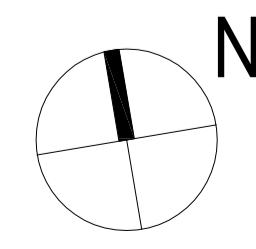
Unit Type	Area	Total	228 sqm
Ground Flr	47.30	180.60	Floor area
First Flr	81.30		
Second Flr	53.00		
Garage	47.00		
Terrace	13.10		
Front Courtyard	10.00	68.90	Open spaces
Open Space	45.80		

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 10 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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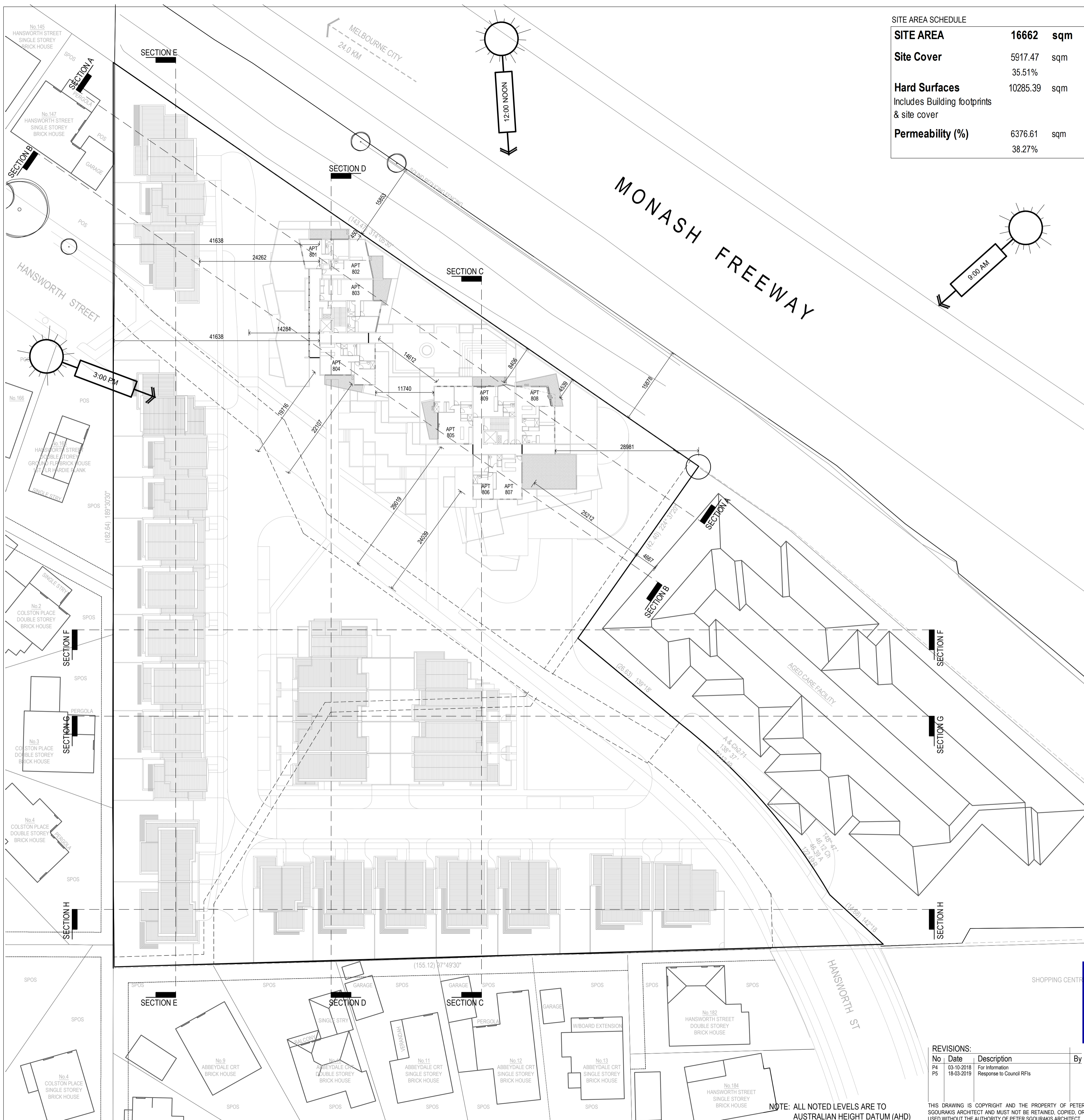


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - 7th FLOOR
 TERRACE UNITS - ROOF PLAN

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:400 @ A1
 1:800 @ A3
 DWG No: TA09
 REV: P5
 MAR 18 2019



NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common	Residential Apartment Towers						Terraces		Area per level		
	Spaces	Area (m ²)		Area (m ²)	Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40										
Ground Upper	33	1397.40	282.00	803.69	3		6		0	9	174.60		2457.69	
1st Floor	43	1325.50	207.80	605.74	3		3		0	6	97.43		2296.47	
2nd Floor			176.90	898.38	4		8		0	12	379.79		1799.07	
3rd Floor			176.30	953.56	5		8		0	13	167.28		1297.14	
4th Floor			176.30	953.56	5		8		0	13	167.28		1297.14	
5th Floor			176.30	953.56	5		8		0	13	167.28		1297.14	
6th Floor			149.00	755.56	2		6		1	9	223.90		2107.92	
7th Floor			175.00	734.56	5		5		0	10	136.00		1045.56	
8th Floor			162.00	599.76	3		5		0	8	175.90		937.66	
Totals	119	4963.30	666.70	2107.81	35		57		1	93			16776.19	

Required Car Park Analysis	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Stairs
Rate	0.20	1.00	1.00	1.00	1.00	2.00	6m3 101
Required Cars	18.60	35.00		57.00			3m3
Total car spaces required	113	Bike Racks	27.9				Total 101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.82 sqm
Type C6	1	227.80 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Fr	98.90	175.80	Floor area
First Fr	76.90		Floor area
Garage	38.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		
Unit Type	Area	Total	231 sqm
Type A2	107.50	194.50	Floor area
First Fr	87.90		Floor area
Garage	38.00		
Rear Courtyard	87.00	103.20	Open spaces
Open Space	16.20		
Unit Type	Area	Total	213 sqm
Type A3	97.80	175.30	Floor area
First Fr	77.50		Floor area
Garage	37.20		
Rear Courtyard	140.90	151.00	Open spaces
Open Space	11.00		
Unit Type	Area	Total	227 sqm
Type A4	99.00	191.22	Floor area
First Fr	92.22		Floor area
Garage	36.00		
Rear Courtyard	99.00	133.00	Open spaces
Open Space	34.00		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Fr	93.50	196.36	Floor area
First Fr	82.00		Floor area
Second Fr	58.80		Floor area
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		
Unit Type	Area	Total	194 sqm
Type B2	75.70	152.30	Floor area
First Fr	76.80		Floor area
Garage	42.00		
Rear Courtyard	62.00	71.00	Open spaces
Open Space	9.00		
Unit Type	Area	Total	227 sqm
Type B3	114.50	193.02	Floor area
First Fr	68.52		Floor area
Garage	44.30		
Rear Courtyard	138.00	180.00	Open spaces
Open Space	42.00		
Unit Type	Area	Total	208 sqm
Type B4	98.57	168.17	Floor area
First Fr	86.80		Floor area
Garage	40.00		
Rear Courtyard	89.75	114.75	Open spaces
Open Space	25.00		
Unit Type	Area	Total	250 sqm
Type B5	113.95	205.95	Floor area
First Fr	92.00		Floor area
Garage	43.80		
Rear Courtyard	69.00	120.00	Open spaces
Open Space	60.00		

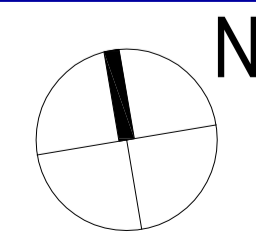
TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Fr	45.80	205.50	Floor area
First Fr	81.70		Floor area
Second Fr	79.20		Floor area
Garage	49.70		
Terrace	35.00		
Front Courtyard	11.50	46.50	Open spaces
Open Space	0.00		
Unit Type	Area	Total	269 sqm
Type C2	52.70	219.70	Floor area
First Fr	87.50		Floor area
Second Fr	79.50		Floor area
Garage	49.80		
Terrace	35.40		
Front Courtyard	18.80	54.20	Open spaces
Open Space	0.00		
Unit Type	Area	Total	244 sqm
Type C3	23.00	199.50	Floor area
First Fr	82.50		Floor area
Second Fr	84.00		Floor area
Garage	44.50		
Terrace	35.00		
Front Courtyard	19.00	54.00	Open spaces
Open Space	0.00		
Unit Type	Area	Total	247 sqm
Type C4	15.48	183.33	Floor area
First Fr	98.85		Floor area
Second Fr	79.00		Floor area
Garage	53.63		
Terrace	35.40		
Front Courtyard	17.50	52.90	Open spaces
Open Space	0.00		
Unit Type	Area	Total	207 sqm
Type C5	28.40	161.92	Floor area
First Fr	78.30		Floor area
Second Fr	55.22		Floor area
Garage	44.70		
Terrace	29.20		
Front Courtyard	12.00	41.20	Open spaces
Open Space	0.00		
Unit Type	Area	Total	228 sqm
Type C6	47.30	180.60	Floor area
First Fr	81.30		Floor area
Second Fr	53.00		Floor area
Garage	47.00		
Terrace	13.10		
Front Courtyard	10.00	68.90	Open spaces
Open Space	45.80		

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 11 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	



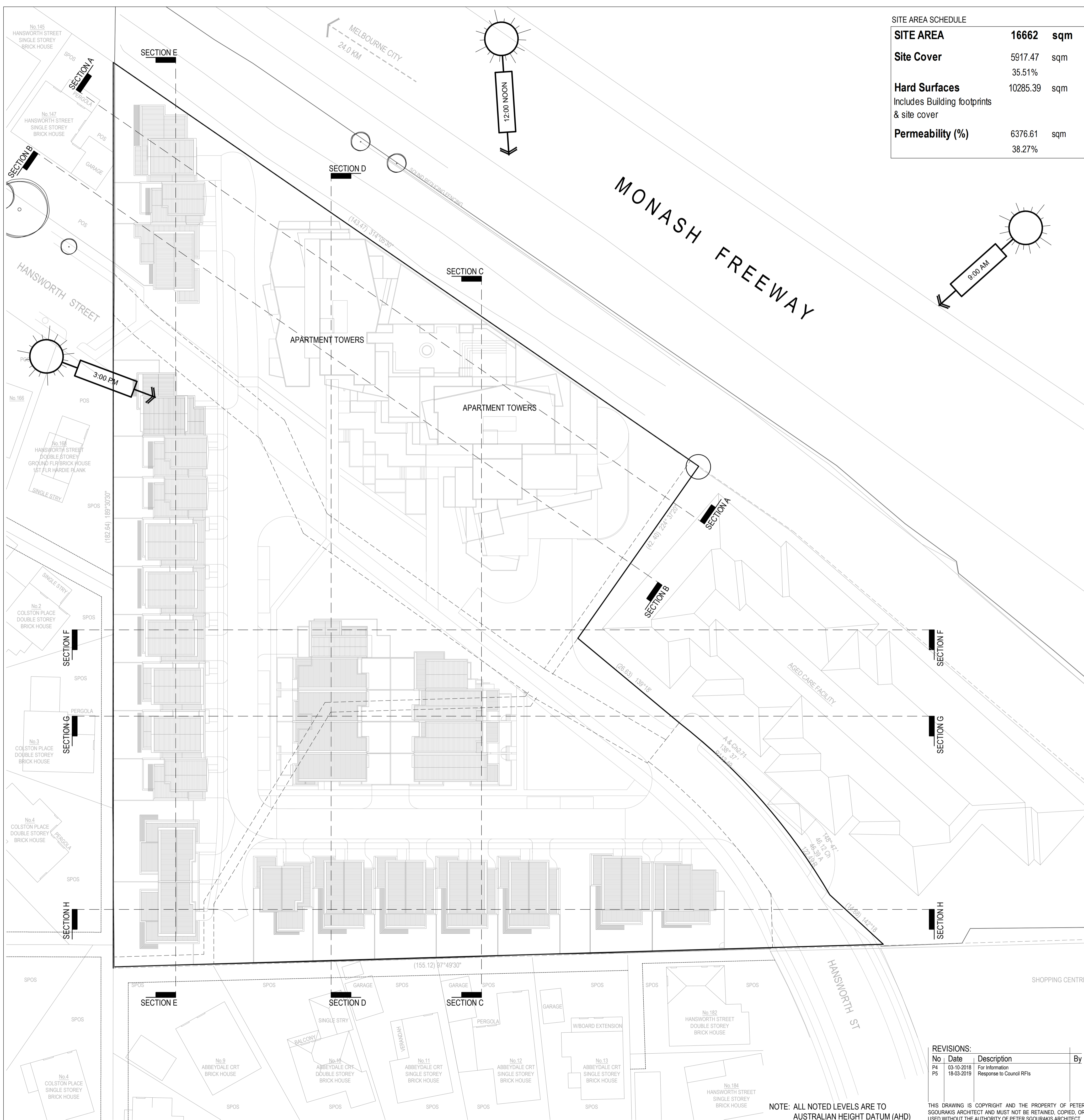
PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - 8th FLOOR
 TERRACE UNITS - ROOF PLAN

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:400 @ A1
 1:800 @ A3
 DWG No: TA10
 REV: P5
 MAR 18 2019



NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces		Area per level	
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Total	Area (m ²)	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40	3		6		0	9	174.60		2457.69
Ground Upper	33	1397.40	282.00	603.69	3		6		0	6	97.43		2296.47
1st Floor	43	1325.50	207.80	605.74	3		3		0	9	167.28		1799.07
2nd Floor			176.90	898.38	4		8		0	12	379.79		1297.14
3rd Floor			176.30	953.56	5		8		0	13	167.28		1297.14
4th Floor			176.30	953.56	5		8		0	13	167.28		1297.14
5th Floor			176.30	953.56	5		8		0	13	167.28		1297.14
6th Floor			149.00	755.56	2		6		1	9	223.90		2107.92
7th Floor			175.00	734.56	5		5		0	10	136.00		1045.56
8th Floor			162.00	599.76	3		5		0	8	175.90		937.66
Totals	119	4963.30	666.70	2107.81	35		57		1	93			16776.19

Required Car Park Analysis	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Stairs
Rate	0.20	1.00	1.00	1.00	1.00	2.00	6m3
Required Cars	18.60	35.00		57.00			3m3
Total car spaces required	113	Bike Racks	27.9				Total
							101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2236.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30
Car Parking - Visitors	7 spaces
Bicycles	-
Types Total Number	6844.14 sqm
Type A1	1 215.20 sqm
Type A2	5 1152.50 sqm
Type A3	2 425.00 sqm
Type A4	1 227.22 sqm
Type B1	4 931.44 sqm
Type B2	5 971.50 sqm
Type B3	1 227.32 sqm
Type B4	1 208.17 sqm
Type B5	1 249.55 sqm
Type C1	1 256.20 sqm
Type C2	3 807.90 sqm
Type C3	1 244.00 sqm
Type C4	2 493.92 sqm
Type C5	1 206.82 sqm
Type C6	1 227.80 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Flr	88.90	175.80	Floor area
First Flr	78.90		Floor area
Garage	38.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.90		

Unit Type	Area	Total	231 sqm
Ground Flr	107.50	194.50	Floor area
First Flr	87.00		Floor area
Garage	38.00		
Rear Courtyard	87.00	103.20	Open spaces
Open Space	16.20		

Unit Type	Area	Total	213 sqm
Ground Flr	97.80	175.30	Floor area
First Flr	77.50		Floor area
Garage	37.20		
Rear Courtyard	140.00	151.00	Open spaces
Open Space	11.00		

Unit Type	Area	Total	227 sqm
Ground Flr	99.00	191.22	Floor area
First Flr	92.22		Floor area
Garage	36.00		
Rear Courtyard	99.00	133.00	Open spaces
Open Space	34.00		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	93.50	196.36	Floor area
First Flr	82.00		Floor area
Second Flr	58.80		Floor area
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	76.60	Open spaces
Open Space	9.60		

Unit Type	Area	Total	194 sqm
Ground Flr	75.70	152.30	Floor area
First Flr	76.80		Floor area
Garage	42.00		
Rear Courtyard	62.00	71.00	Open spaces
Open Space	9.00		

Unit Type	Area	Total	227 sqm
Ground Flr	114.50	193.02	Floor area
First Flr	68.52		Floor area
Garage	44.30		
Rear Courtyard	138.00	180.00	Open spaces
Open Space	42.00		

Unit Type	Area	Total	208 sqm
Ground Flr	98.57	168.17	Floor area
First Flr	66.60		Floor area
Garage	40.00		
Rear Courtyard	89.75	114.75	Open spaces
Open Space	25.00		

Unit Type	Area	Total	250 sqm
Ground Flr	113.95	205.95	Floor area
First Flr	92.00		Floor area
Garage	43.80		
Rear Courtyard	69.00	120.00	Open spaces
Open Space	60.00		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Flr	45.80	206.50	Floor area
First Flr	81.70		Floor area
Second Flr	79.20		Floor area
Garage	49.70		
Terrace	35.00		
Front Courtyard	11.50	46.50	Open spaces
Open Space	0.00		

Unit Type	Area	Total	269 sqm
Ground Flr	52.70	219.70	Floor area
First Flr	87.50		Floor area
Second Flr	79.50		Floor area
Garage	49.80		
Terrace	35.40		
Front Courtyard	18.80	54.20	Open spaces
Open Space	0.00		

Unit Type	Area	Total	244 sqm
Ground Flr	23.00	199.50	Floor area
First Flr	82.50		Floor area
Second Flr	84.00		Floor area
Garage	44.50		
Terrace	35.00		
Front Courtyard	19.00	54.00	Open spaces
Open Space			

Unit Type	Area	Total	247 sqm
Ground Flr	15.48	183.33	Floor area
First Flr	98.85		Floor area
Second Flr	79.00		Floor area
Garage	53.63		
Terrace	36.40		
Front Courtyard	17.50	52.90	Open spaces
Open Space			

Unit Type	Area	Total	207 sqm
Ground Flr	28.40	161.92	Floor area
First Flr	78.30		Floor area
Second Flr	55.22		Floor area
Garage	44.70		
Terrace	29.20		
Front Courtyard	12.00	41.20	Open spaces
Open Space			

Unit Type	Area	Total	228 sqm
Ground Flr	47.30	180.60	Floor area
First Flr	81.30		Floor area
Second Flr	53.00		Floor area
Garage	47.00		
Terrace	13.10		
Front Courtyard	10.00	68.90	Open spaces
Open Space	45.80		

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 12 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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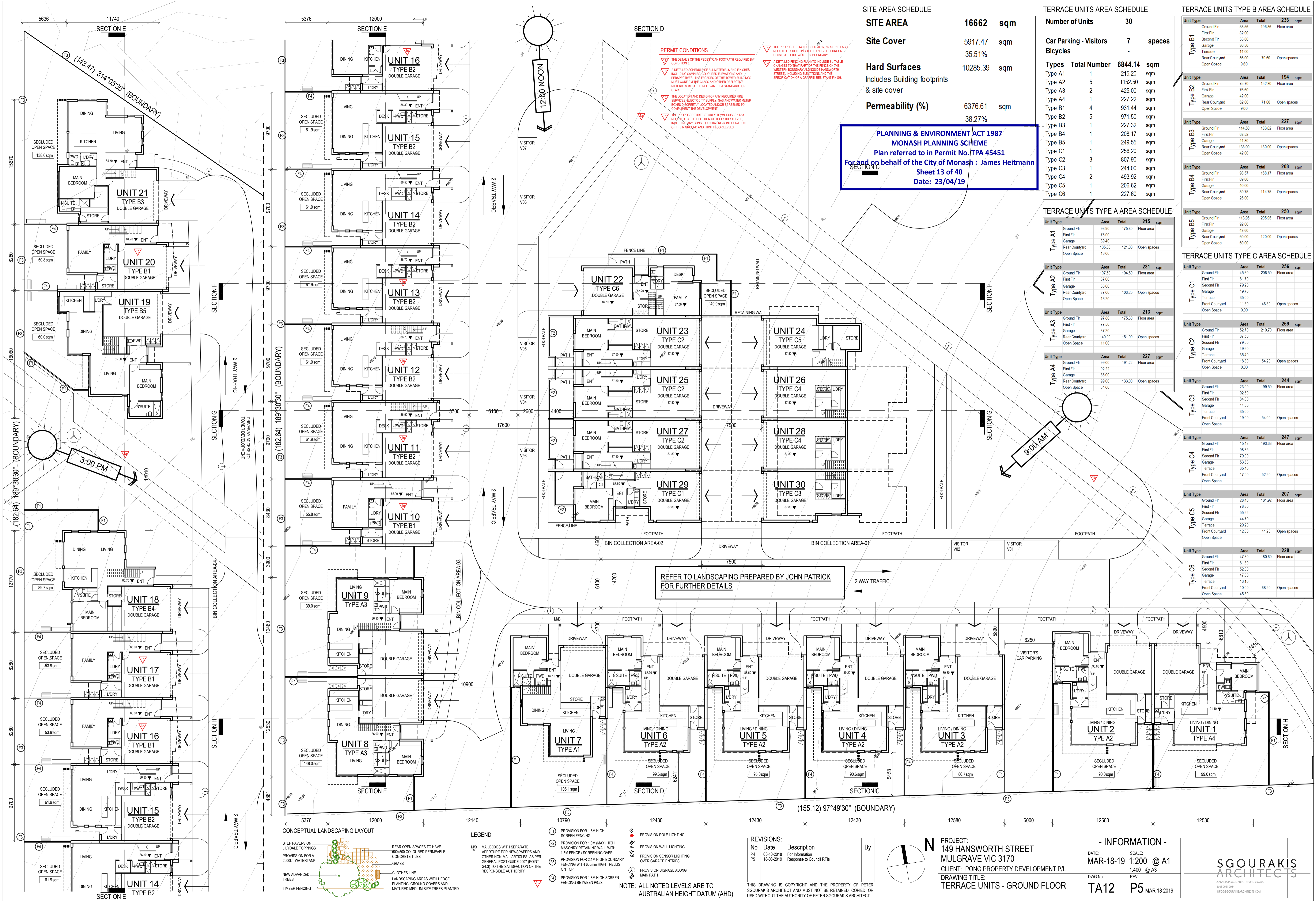
PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWERS - ROOF PLAN
 TERRACE UNITS - ROOF PLAN

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:400 @ A1
 1:800 @ A3

DWG No: TA11
 REV: P5
 MAR 18 2019

SGOURAKIS ARCHITECTS
 2/40 HANWORTH STREET, MULGRAVE VIC 3170
 T: 93 901 986
 INFO@SGOURAKISARCHITECTS.COM



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm 35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm 38.27%

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 13 of 40
 Date: 23/04/19

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles		
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.62 sqm
Type C6	1	227.60 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

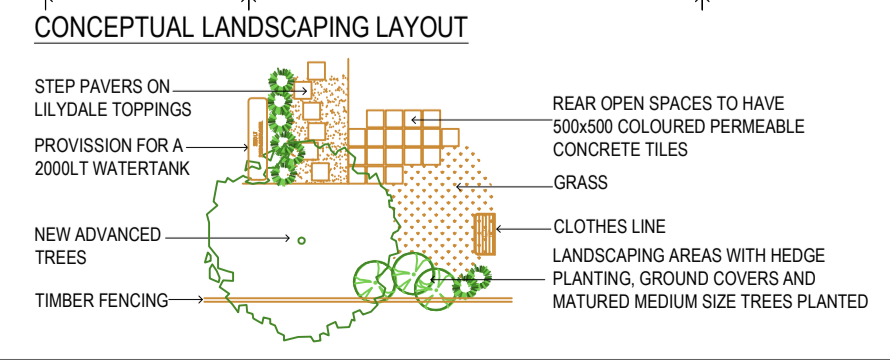
Unit Type	Area	Total	215 sqm
Type A1	Ground Flr	98.50	175.80 Floor area
Type A1	First Flr	76.90	
Type A1	Garage	36.80	
Type A1	Rear Courtyard	105.00	121.00 Open spaces
Type A1	Open Space	16.00	
Unit Type	Area	Total	231 sqm
Type A2	Ground Flr	107.50	194.50 Floor area
Type A2	First Flr	87.00	
Type A2	Garage	36.00	
Type A2	Rear Courtyard	87.00	103.20 Open spaces
Type A2	Open Space	16.20	
Unit Type	Area	Total	213 sqm
Type A3	Ground Flr	97.80	175.30 Floor area
Type A3	First Flr	77.50	
Type A3	Garage	37.20	
Type A3	Rear Courtyard	140.00	151.00 Open spaces
Type A3	Open Space	11.00	
Unit Type	Area	Total	227 sqm
Type A4	Ground Flr	99.00	191.22 Floor area
Type A4	First Flr	92.22	
Type A4	Garage	36.00	
Type A4	Rear Courtyard	99.00	133.00 Open spaces
Type A4	Open Space	34.00	

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Type B1	Ground Flr	58.50	195.36 Floor area
Type B1	First Flr	82.00	
Type B1	Second Flr	55.80	
Type B1	Garage	36.50	
Type B1	Terrace	14.00	
Type B1	Rear Courtyard	56.00	79.60 Open spaces
Type B1	Open Space	9.60	
Unit Type	Area	Total	194 sqm
Type B2	Ground Flr	75.70	152.30 Floor area
Type B2	First Flr	76.60	
Type B2	Garage	42.00	
Type B2	Rear Courtyard	62.00	71.00 Open spaces
Type B2	Open Space	9.00	
Unit Type	Area	Total	227 sqm
Type B3	Ground Flr	114.50	183.02 Floor area
Type B3	First Flr	68.52	
Type B3	Garage	44.30	
Type B3	Rear Courtyard	138.00	180.00 Open spaces
Type B3	Open Space	42.00	
Unit Type	Area	Total	208 sqm
Type B4	Ground Flr	98.57	168.17 Floor area
Type B4	First Flr	69.60	
Type B4	Garage	40.00	
Type B4	Rear Courtyard	89.75	114.75 Open spaces
Type B4	Open Space	25.00	

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	250 sqm
Type B5	Ground Flr	113.95	205.95 Floor area
Type B5	First Flr	92.00	
Type B5	Garage	43.60	
Type B5	Rear Courtyard	60.00	120.00 Open spaces
Type B5	Open Space	60.00	
Unit Type	Area	Total	256 sqm
Type C1	Ground Flr	45.60	206.50 Floor area
Type C1	First Flr	81.70	
Type C1	Second Flr	79.20	
Type C1	Garage	49.70	
Type C1	Terrace	35.00	
Type C1	Front Courtyard	11.50	46.50 Open spaces
Type C1	Open Space	0.00	
Unit Type	Area	Total	269 sqm
Type C2	Ground Flr	52.70	219.70 Floor area
Type C2	First Flr	87.50	
Type C2	Second Flr	79.50	
Type C2	Garage	49.60	
Type C2	Terrace	35.40	
Type C2	Front Courtyard	18.80	54.20 Open spaces
Type C2	Open Space	0.00	
Unit Type	Area	Total	244 sqm
Type C3	Ground Flr	23.00	199.50 Floor area
Type C3	First Flr	98.85	
Type C3	Second Flr	84.00	
Type C3	Garage	44.50	
Type C3	Terrace	35.00	
Type C3	Front Courtyard	19.00	54.00 Open spaces
Type C3	Open Space	0.00	
Unit Type	Area	Total	247 sqm
Type C4	Ground Flr	15.48	193.33 Floor area
Type C4	First Flr	98.85	
Type C4	Second Flr	79.00	
Type C4	Garage	53.63	
Type C4	Terrace	35.40	
Type C4	Front Courtyard	17.50	52.90 Open spaces
Type C4	Open Space	0.00	
Unit Type	Area	Total	207 sqm
Type C5	Ground Flr	28.40	161.92 Floor area
Type C5	First Flr	78.30	
Type C5	Second Flr	55.22	
Type C5	Garage	44.70	
Type C5	Terrace	29.20	
Type C5	Front Courtyard	12.00	41.20 Open spaces
Type C5	Open Space	0.00	
Unit Type	Area	Total	228 sqm
Type C6	Ground Flr	47.30	180.60 Floor area
Type C6	First Flr	81.30	
Type C6	Second Flr	52.00	
Type C6	Garage	47.00	
Type C6	Terrace	13.10	
Type C6	Front Courtyard	10.00	68.90 Open spaces
Type C6	Open Space	45.80	



- LEGEND**
- MB MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES, AS PER GENERAL POST GUIDE 2007 (POINT 64.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - F1 PROVISION FOR 1.8M HIGH SCREEN FENCING
 - F2 PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE SCREENING OVER
 - F3 PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
 - F4 PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PLOTS
 - PROVISION POLE LIGHTING
 - PROVISION WALL LIGHTING
 - PROVISION SENSOR LIGHTING OVER GARAGE ENTRIES
 - PROVISION SIGNAGE ALONG MAIN PATH

- REVISIONS:**
- | No | Date | Description | By |
|----|------------|--------------------------|----|
| P4 | 03-10-2019 | For information | |
| P5 | 18-03-2019 | Response to Council RFIs | |
- NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)**

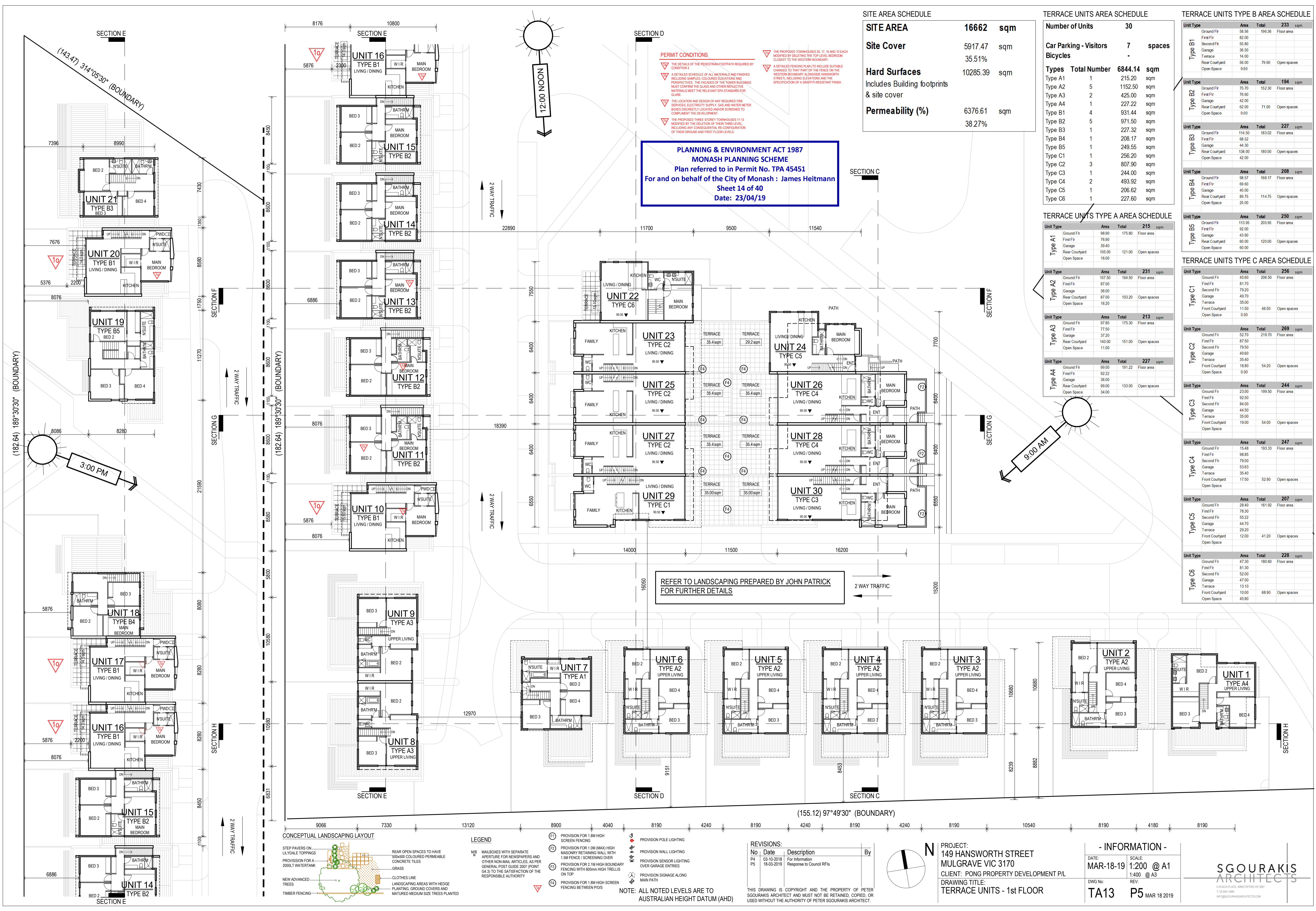
PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE: TERRACE UNITS - GROUND FLOOR

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3

DWG No: TA12
 REV: P5
 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	7 spaces	
Bicycles	-	
Types	Total Number	6844.14 sqm
Type A1	1	215.20 sqm
Type A2	5	1152.50 sqm
Type A3	2	425.00 sqm
Type A4	1	227.22 sqm
Type B1	4	931.44 sqm
Type B2	5	971.50 sqm
Type B3	1	227.32 sqm
Type B4	1	208.17 sqm
Type B5	1	249.55 sqm
Type C1	1	256.20 sqm
Type C2	3	807.90 sqm
Type C3	1	244.00 sqm
Type C4	2	493.92 sqm
Type C5	1	206.62 sqm
Type C6	1	227.60 sqm

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Ground Flr	58.56	196.36	Floor area
First Flr	82.00		
Second Flr	55.80		
Garage	36.50		
Terrace	14.00		
Rear Courtyard	56.00	79.60	Open spaces
Open Space	9.60		

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Ground Flr	98.50	175.80	Floor area
First Flr	76.50		
Garage	39.40		
Rear Courtyard	105.00	121.00	Open spaces
Open Space	16.00		

TERRACE UNITS TYPE B3 AREA SCHEDULE

Unit Type	Area	Total	227 sqm
Ground Flr	114.50	183.02	Floor area
First Flr	68.52		
Garage	44.30		
Rear Courtyard	138.00	180.00	Open spaces
Open Space	42.00		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Ground Flr	45.60	206.50	Floor area
First Flr	81.70		
Second Flr	79.20		
Garage	49.70		
Terrace	35.00		
Front Courtyard	18.80	46.50	Open spaces
Open Space	0.00		

TERRACE UNITS TYPE C2 AREA SCHEDULE

Unit Type	Area	Total	269 sqm
Ground Flr	52.70	219.70	Floor area
First Flr	87.50		
Second Flr	79.50		
Garage	49.60		
Terrace	35.40		
Front Courtyard	18.80	54.20	Open spaces
Open Space	0.00		

TERRACE UNITS TYPE C3 AREA SCHEDULE

Unit Type	Area	Total	244 sqm
Ground Flr	23.00	199.50	Floor area
First Flr	92.50		
Second Flr	84.00		
Garage	44.50		
Terrace	35.00		
Front Courtyard	19.00	54.00	Open spaces
Open Space	0.00		

TERRACE UNITS TYPE C4 AREA SCHEDULE

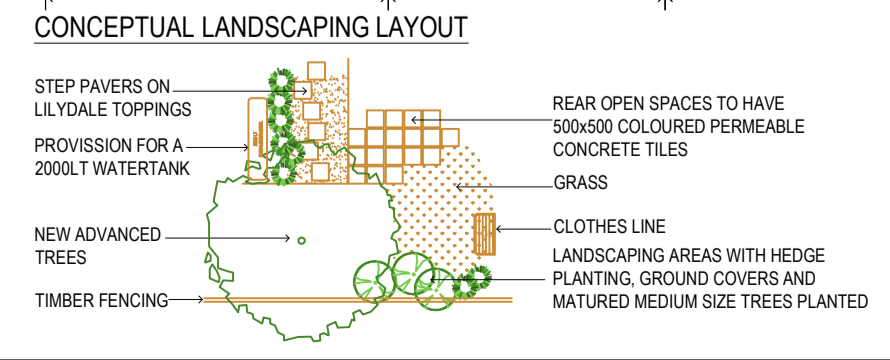
Unit Type	Area	Total	247 sqm
Ground Flr	15.48	193.33	Floor area
First Flr	98.85		
Second Flr	79.00		
Garage	53.63		
Terrace	35.40		
Front Courtyard	17.50	52.90	Open spaces
Open Space	0.00		

TERRACE UNITS TYPE C5 AREA SCHEDULE

Unit Type	Area	Total	207 sqm
Ground Flr	28.40	161.92	Floor area
First Flr	81.30		
Second Flr	55.22		
Garage	44.70		
Terrace	29.20		
Front Courtyard	12.00	41.20	Open spaces
Open Space	0.00		

TERRACE UNITS TYPE C6 AREA SCHEDULE

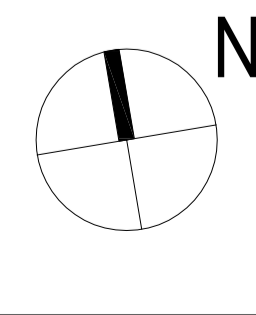
Unit Type	Area	Total	228 sqm
Ground Flr	47.30	180.60	Floor area
First Flr	81.30		
Second Flr	52.00		
Garage	47.00		
Terrace	13.10		
Front Courtyard	10.00	68.90	Open spaces
Open Space	45.80		



- LEGEND**
- MB MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES, AS PER GENERAL POST GUIDE 2007 (POINT G4.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - PROVISION FOR 1.8M HIGH SCREEN FENCING
 - PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE SCREENING OVER
 - PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
 - PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PLOTS
 - PROVISION POLE LIGHTING
 - PROVISION WALL LIGHTING
 - PROVISION SENSOR LIGHTING OVER GARAGE ENTRIES
 - PROVISION SIGNAGE ALONG MAIN PATH

- REVISIONS:**
- | No | Date | Description | By |
|----|------------|--------------------------|----|
| P4 | 03-10-2018 | For information | |
| P5 | 18-03-2019 | Response to Council RFIs | |
- NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)**

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PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
TERRACE UNITS - 1st FLOOR

- INFORMATION -
DATE: MAR-18-19
SCALE: 1:200 @ A1
1:400 @ A3
DWG No: TA13
P5
MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm 35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm 38.27%

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 15 of 40
 Date: 23/04/19

TERRACE UNITS AREA SCHEDULE

Number of Units	30
Car Parking - Visitors	7 spaces
Bicycles	-
Types	Total Number 6844.14 sqm
Type A1	1 215.20 sqm
Type A2	5 1152.50 sqm
Type A3	2 425.00 sqm
Type A4	1 227.22 sqm
Type B1	4 931.44 sqm
Type B2	5 971.50 sqm
Type B3	1 227.32 sqm
Type B4	1 208.17 sqm
Type B5	1 249.55 sqm
Type C1	1 256.20 sqm
Type C2	3 807.90 sqm
Type C3	1 244.00 sqm
Type C4	2 493.92 sqm
Type C5	1 206.62 sqm
Type C6	1 227.60 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	215 sqm
Type A1	Ground Flr	98.50	175.80 Floor area
	First Flr	76.90	
	Garage	36.40	
	Rear Courtyard	105.00	121.00 Open spaces
	Open Space	16.00	

TERRACE UNITS TYPE A2 AREA SCHEDULE

Unit Type	Area	Total	231 sqm
Type A2	Ground Flr	107.50	194.50 Floor area
	First Flr	87.00	
	Garage	36.00	
	Rear Courtyard	87.00	103.20 Open spaces
	Open Space	16.20	

TERRACE UNITS TYPE A3 AREA SCHEDULE

Unit Type	Area	Total	213 sqm
Type A3	Ground Flr	97.80	175.30 Floor area
	First Flr	77.50	
	Garage	37.20	
	Rear Courtyard	140.00	151.00 Open spaces
	Open Space	11.00	

TERRACE UNITS TYPE A4 AREA SCHEDULE

Unit Type	Area	Total	227 sqm
Type A4	Ground Flr	99.00	191.22 Floor area
	First Flr	92.22	
	Garage	36.00	
	Rear Courtyard	99.00	133.00 Open spaces
	Open Space	34.00	

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	233 sqm
Type B1	Ground Flr	58.50	195.36 Floor area
	First Flr	82.00	
	Second Flr	55.80	
	Garage	36.50	
	Terrace	14.00	
	Rear Courtyard	56.00	79.60 Open spaces
	Open Space	9.60	

TERRACE UNITS TYPE B2 AREA SCHEDULE

Unit Type	Area	Total	194 sqm
Type B2	Ground Flr	75.70	152.30 Floor area
	First Flr	76.60	
	Garage	42.00	
	Rear Courtyard	62.00	71.00 Open spaces
	Open Space	9.00	

TERRACE UNITS TYPE B3 AREA SCHEDULE

Unit Type	Area	Total	227 sqm
Type B3	Ground Flr	114.50	183.02 Floor area
	First Flr	68.52	
	Garage	44.30	
	Rear Courtyard	138.00	180.00 Open spaces
	Open Space	42.00	

TERRACE UNITS TYPE B4 AREA SCHEDULE

Unit Type	Area	Total	208 sqm
Type B4	Ground Flr	98.57	165.17 Floor area
	First Flr	69.60	
	Garage	40.00	
	Rear Courtyard	89.75	114.75 Open spaces
	Open Space	25.00	

TERRACE UNITS TYPE B5 AREA SCHEDULE

Unit Type	Area	Total	250 sqm
Type B5	Ground Flr	113.95	205.95 Floor area
	First Flr	92.00	
	Garage	43.90	
	Rear Courtyard	60.00	120.00 Open spaces
	Open Space	60.00	

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Type C1	Ground Flr	45.60	206.50 Floor area
	First Flr	81.70	
	Second Flr	79.20	
	Garage	49.70	
	Terrace	35.00	
	Front Courtyard	11.50	46.50 Open spaces
	Open Space	0.00	

TERRACE UNITS TYPE C2 AREA SCHEDULE

Unit Type	Area	Total	269 sqm
Type C2	Ground Flr	52.70	219.70 Floor area
	First Flr	87.50	
	Second Flr	79.50	
	Garage	49.60	
	Terrace	35.40	
	Front Courtyard	18.80	54.20 Open spaces
	Open Space	0.00	

TERRACE UNITS TYPE C3 AREA SCHEDULE

Unit Type	Area	Total	244 sqm
Type C3	Ground Flr	23.00	199.50 Floor area
	First Flr	92.50	
	Second Flr	84.00	
	Garage	44.50	
	Terrace	35.00	
	Front Courtyard	19.00	54.00 Open spaces
	Open Space	0.00	

TERRACE UNITS TYPE C4 AREA SCHEDULE

Unit Type	Area	Total	247 sqm
Type C4	Ground Flr	13.48	193.33 Floor area
	First Flr	98.85	
	Second Flr	79.00	
	Garage	53.63	
	Terrace	35.40	
	Front Courtyard	17.50	52.90 Open spaces
	Open Space	0.00	

TERRACE UNITS TYPE C5 AREA SCHEDULE

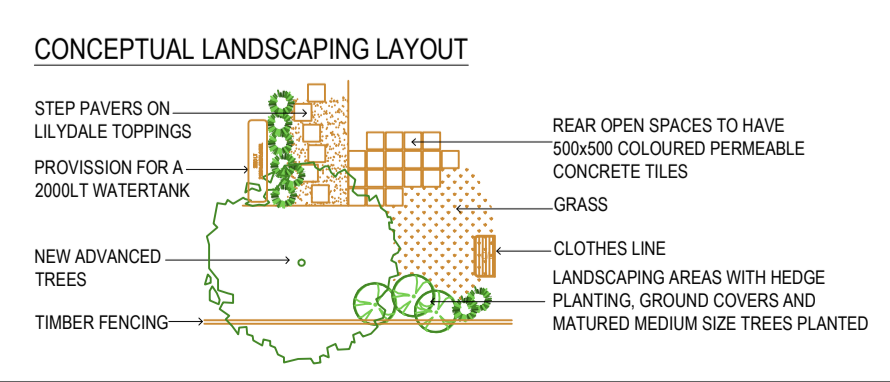
Unit Type	Area	Total	207 sqm
Type C5	Ground Flr	28.40	161.92 Floor area
	First Flr	78.30	
	Second Flr	55.22	
	Garage	44.70	
	Terrace	29.20	
	Front Courtyard	12.00	41.20 Open spaces
	Open Space	0.00	

TERRACE UNITS TYPE C6 AREA SCHEDULE

Unit Type	Area	Total	228 sqm
Type C6	Ground Flr	47.30	180.60 Floor area
	First Flr	81.30	
	Second Flr	52.00	
	Garage	47.00	
	Terrace	13.10	
	Front Courtyard	10.00	68.90 Open spaces
	Open Space	45.80	

- PERMIT CONDITIONS**
- THE DETAILS OF THE PEDESTRIAN FOOTPATH REQUIRED BY CONDITION 3
 - A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES, THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLASS
 - THE LOCATION AND DESIGN OF ANY REQUIRED FIRE SERVICES, ELECTRICITY SUPPLY, GAS AND WATER METER BOXES DISCREETLY LOCATED AND/OR SCREENED TO COMPLEMENT THE DEVELOPMENT.
 - THE PROPOSED THREE STOREY TOWNHOUSES 11-13 MODIFIED BY THE DELETION OF THEIR TOP LEVEL, INCLUDING ANY CONSEQUENTIAL RE-CONFIGURATION OF THEIR GROUND AND FIRST FLOOR LEVELS.
 - THE PROPOSED TOWNHOUSES 20, 17, 16 AND 10 EACH MODIFIED BY DELETING THE TOP LEVEL BEDROOM CLOSEST TO THE WESTERN BOUNDARY.
 - A DETAILED FENCING PLAN TO INCLUDE SUITABLE CHANGES TO THAT PART OF THE FENCE ON THE WESTERN BOUNDARY ALONGSIDE HANDSWORTH STREET, INCLUDING ELEVATIONS AND THE SPECIFICATION OF A GRAPHIC-RESISTANT FINISH.

REFER TO LANDSCAPING PREPARED BY JOHN PATRICK FOR FURTHER DETAILS



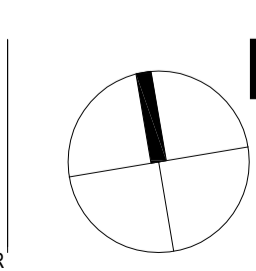
- LEGEND**
- M/B MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES, AS PER GENERAL POST GUIDE 2007 (POINT G4.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

- PROVISION FOR 1.8M HIGH SCREEN FENCING
 - PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE SCREENING OVER
 - PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
 - PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PLOTS
 - PROVISION POLE LIGHTING
 - PROVISION WALL LIGHTING
 - PROVISION SENSOR LIGHTING OVER GARAGE ENTRIES
 - PROVISION SIGNAGE ALONG MAIN PATH
- NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)**

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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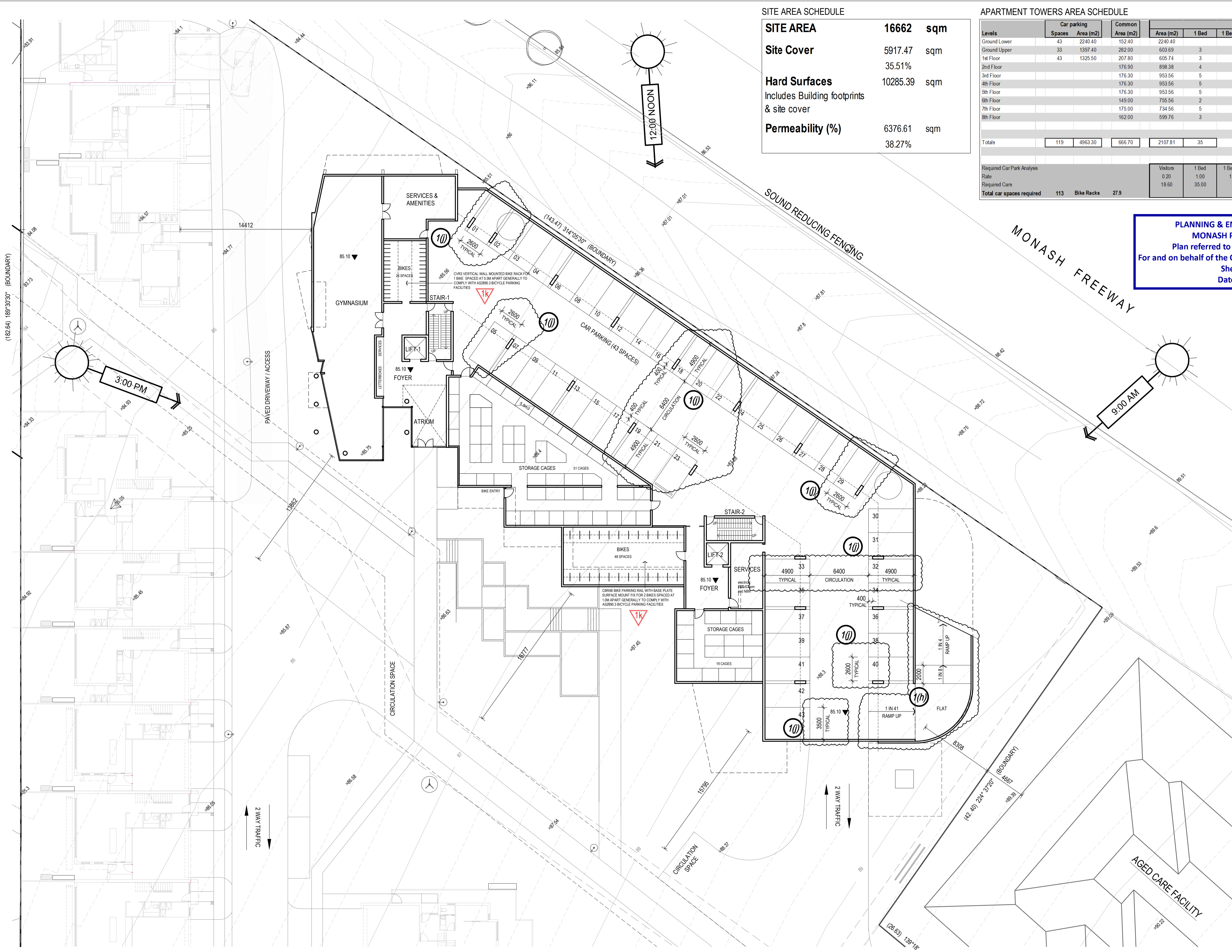


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TERRACE UNITS - 2nd FLOOR

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3
 DWG No: TA14
 P5 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level		
	Spaces	Area (m2)		Area (m2)	1 Bed	1 Bed + St	2 Beds	2 Beds + St		3 Beds	Total	NFA (m2)
Ground Lower	43	2240.40	152.40	2240.40							2240.40	
Ground Upper	33	1397.40	282.00	603.69	3		6		9	174.60	2457.69	
1st Floor	43	1325.50	207.80	605.74	3		3		6	97.43	2296.47	
2nd Floor			176.90	898.38	4		8		12	379.79	1799.07	
3rd Floor			176.30	953.56	5		8		13	167.28	1297.14	
4th Floor			176.30	953.56	5		8		13	167.28	1297.14	
5th Floor			176.30	953.56	5		8		13	167.28	1297.14	
6th Floor			149.00	755.56	2		6	1	9	223.90	2107.92	
7th Floor			175.00	734.56	5		5		10	136.00	1045.56	
8th Floor			162.00	599.76	3		5		8	175.90	937.66	
Totals	119	4963.30	666.70	2107.81	35		57		93		16776.19	

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
0.20	18.60	1.00	1.00	1.00	1.00	2.00	6m3 101
Required Cars	113	35.00		57.00		2.00	3m3
Total car spaces required	113	Bike Racks 27.9					Total 101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 16 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

Ground Lower 2240.40 sqm

Car Spaces	43
Visitors	62.00 sqm
Store / services	300.00 sqm
Bicycle	96
Substation	135.00 sqm
Common	152.40 sqm

- 1k** DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- 1u** FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

- WIND SCREENING TYPE**
- (WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
 - (WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
- GLAZING TYPES**
- (A) 10.38/150/6
 - (B) 10.38/100/6
 - (C) 10.38/50/6
 - (D) 6/12/10.38
 - (E) 12.76 LAM
 - (F) 6.38 LAM
- REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES
- REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

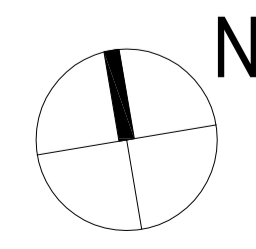
REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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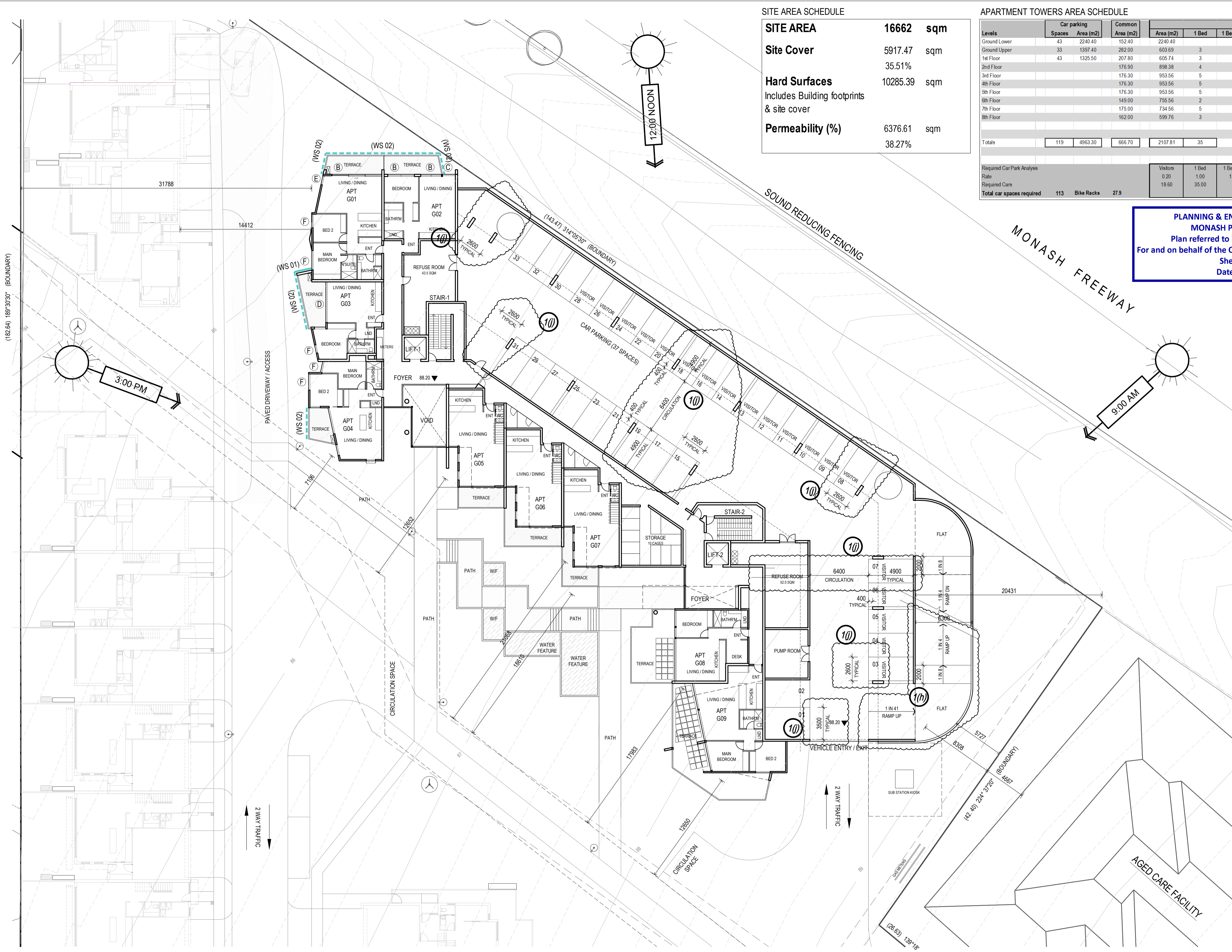


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - LOWER GRND / CAR PARKING
 TERRACE UNITS - PART GROUND LEVEL

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3
 DWG No: TA15
 P5
 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level	
	Spaces	Area (m2)		Area (m2)	1 Bed	2 Beds	2 Beds + St	3 Beds		Total	NFA (m2)
Ground Lower	43	2240.40	152.40	2240.40							2240.40
Ground Upper	33	1397.40	282.00	603.69	3	6	0	9	174.60		2457.69
1st Floor	43	1325.50	207.80	605.74	3	3	0	6	97.43		2296.47
2nd Floor			176.90	898.38	4	8	0	12	379.79		1799.07
3rd Floor			176.30	953.56	5	8	0	13	167.28		1297.14
4th Floor			176.30	953.56	5	8	0	13	167.28		1297.14
5th Floor			176.30	953.56	5	8	0	13	167.28		1297.14
6th Floor			149.00	755.56	2	6	1	9	223.90		2107.92
7th Floor			175.00	734.56	5	5	0	10	136.00		1045.56
8th Floor			162.00	599.76	3	5	0	8	175.90		937.66
Totals	119	4963.30	666.70	2107.81	35	57	1	93			16776.19

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
Required Cars	18.60	35.00	1.00	1.00	1.00	2.00	101
Total car spaces required	113	Bike Racks	27.9				Total
							101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 17 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

Ground Upper 2457.69 sqm

Car Spaces	33
Services	
Car parking area	1397.40 sqm
Common	282.00 sqm
Apartments	9
Apt G01	87.38 12.64
Apt G02	62.22 12.18
Apt G03	54.75 13.35
Apt G04	73.84 9.75
Apt G05 (lower)	60.40 10.81
Apt G05 (upper)	59.59 17.31
Apt G07 (lower)	59.59 12.63
Apt G08	60.00 35.00
Apt G09	85.92 51.95
	603.69 174.60

- 1k** DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- 1u** FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

- WIND SCREENING TYPE**
- (WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
 - (WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
- GLAZING TYPES**
- (A) 10.38/150/6
 - (B) 10.38/100/6
 - (C) 10.38/50/6
 - (D) 6/12/10.38
 - (E) 12.76 LAM
 - (F) 6.38 LAM

REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES

REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

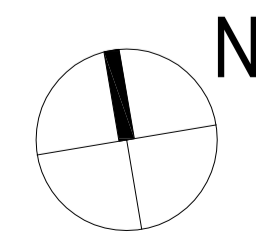
REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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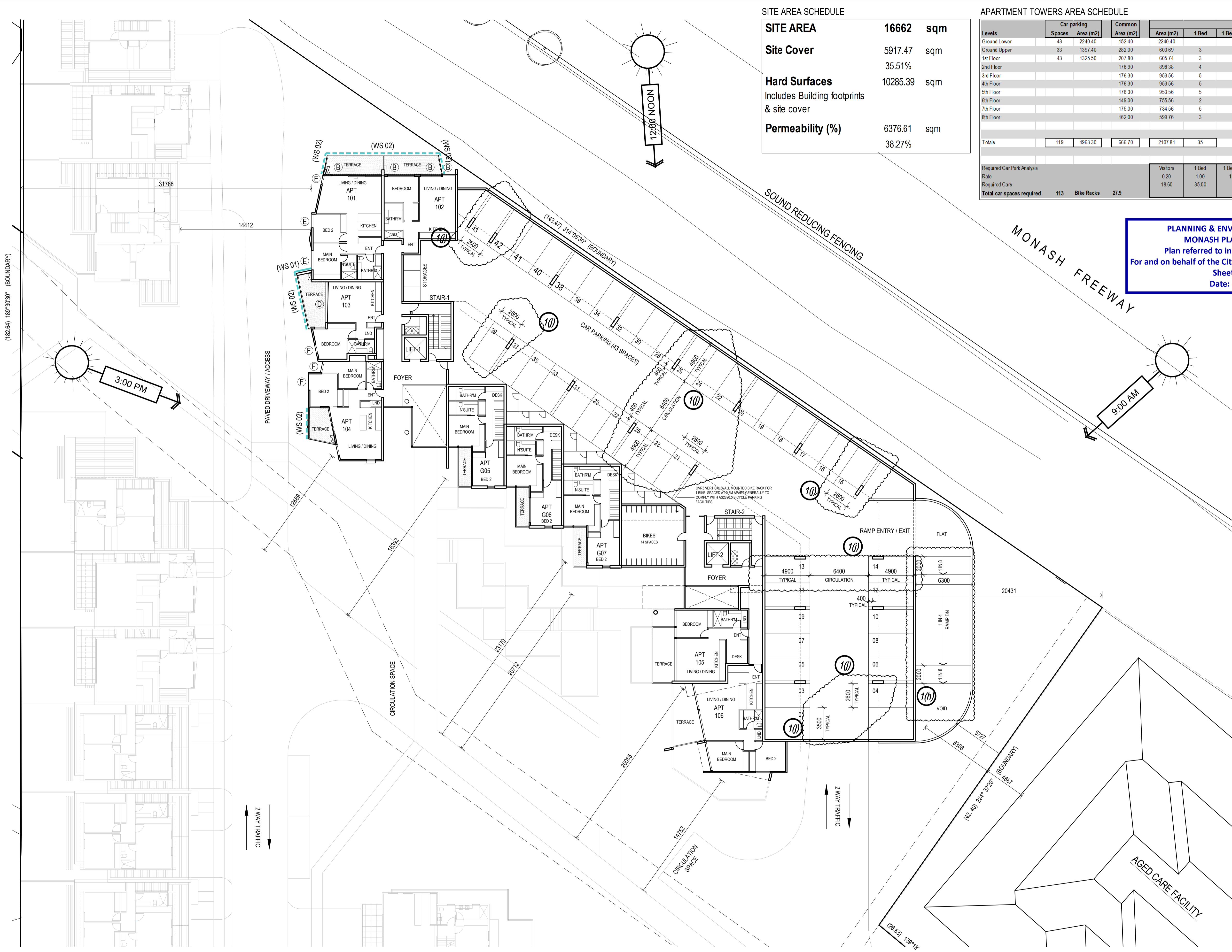


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - UPPER GRND / CAR PARKING
 TERRACE UNITS - PART GROUND LEVEL

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3
 DWG No: TA16
 P5
 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers					Terraces Area (m ²)	Area per level		
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St		3 Beds	Total	NFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40							2240.40	
Ground Upper	33	1397.40	282.00	603.69	3		6		9	174.60	2457.69	
1st Floor	43	1325.50	207.80	605.74	3		3		6	97.43	2296.47	
2nd Floor			176.90	898.38	4		8		12	379.79	1799.07	
3rd Floor			176.30	953.56	5		8		13	167.28	1297.14	
4th Floor			176.30	953.56	5		8		13	167.28	1297.14	
5th Floor			176.30	953.56	5		8		13	167.28	1297.14	
6th Floor			149.00	755.56	2		6	1	9	223.90	2107.92	
7th Floor			175.00	734.56	5		5		10	136.00	1045.56	
8th Floor			162.00	599.76	3		5		8	175.90	937.66	
Totals	119	4963.30	666.70	2107.81	35		57		93		16776.19	

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
Required Cars	0.20	1.00	1.00	1.00	1.00	2.00	6m3
Required Car Park Analysis	18.60	35.00	57.00	57.00	2.00	3m3	101
Total car spaces required	113	Bike Racks	27.9				Total
							101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 18 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

1st Floor

Car Spaces	43	6
Services	60.00 sqm	
Car parking area	1325.50 sqm	
Common	207.80 sqm	

Apartments

Apt	Area	Terrace
Apt 101	87.38	12.64
Apt 102	62.22	12.16
Apt 103	54.75	13.35
Apt 104	73.84	8.73
Apt 105	60.00	14.34
Apt 106	85.92	18.43
Apt G05 (upper)	60.83	5.92
Apt G06 (upper)	59.97	5.92
Apt G07 (upper)	60.83	5.92
	605.74	97.43

- 1k** DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- 1u** FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

WIND SCREENING TYPE

(WS 01)	FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
(WS 02)	1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS

GLAZING TYPES

(A)	10.38/150/6
(B)	10.38/100/6
(C)	10.38/50/6
(D)	6/12/10.38
(E)	12.76 LAM
(F)	6.38 LAM

REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES

REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

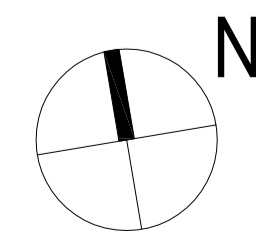
REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - 1st FLOOR
 TERRACE UNITS - PART 1st FLOOR

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3
 DWG No: TA17
 P5
 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level		
	Spaces	Area (m2)		Area (m2)	1 Bed	1 Bed + St	2 Beds	2 Beds + St		3 Beds	Total	NFA (m2)
Ground Lower	43	2240.40	152.40	2240.40							2240.40	2457.69
Ground Upper	33	1397.40	282.00	603.69	3		6		9	174.60	97.43	2296.47
1st Floor	43	1325.50	207.80	605.74	3		3		6	379.79	1799.07	1799.07
2nd Floor			176.90	898.38	4		8		12	167.28	1297.14	1297.14
3rd Floor			176.30	953.56	5		8		13	167.28	1297.14	1297.14
4th Floor			176.30	953.56	5		8		13	167.28	1297.14	1297.14
5th Floor			176.30	953.56	5		8		13	167.28	1297.14	1297.14
6th Floor			149.00	755.56	2		6	1	9	223.90	2107.92	2107.92
7th Floor			175.00	734.56	5		5		10	136.00	1045.56	1045.56
8th Floor			162.00	599.76	3		5		8	175.90	937.66	937.66
Totals	119	4963.30	666.70	2107.81	35		57		93		16776.19	

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
0.20	18.60	1.00	1.00	1.00	1.00	2.00	6m3 101
18.60		35.00		57.00		2.00	3m3 101
Total car spaces required	113	Bike Racks 27.9					Total 101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 19 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

2nd Floor 1799.07 sqm 12

Apartment	Area	Terrace
Com Outdoor	344.00	
Common	176.90	
Apt 201	87.36	12.44
Apt 202	54.75	13.35
Apt 203	73.90	8.70
Apt 204	82.66	43.00
Apt 205	92.00	28.34
Apt 206	54.19	23.00
Apt 207	50.62	12.19
Apt 208	88.16	47.00
Apt 209	76.63	29.87
Apt 210	63.00	28.90
Apt 211	84.69	38.80
Apt 212	90.00	90.00
	688.38	379.79

- 1k** DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- 1u** FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

- WIND SCREENING TYPE**
- (WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
 - (WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
- GLAZING TYPES**
- (A) 10.38/150/6
 - (B) 10.38/100/6
 - (C) 10.38/50/6
 - (D) 6/12/10.38
 - (E) 12.76 LAM
 - (F) 6.38 LAM

REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES

REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

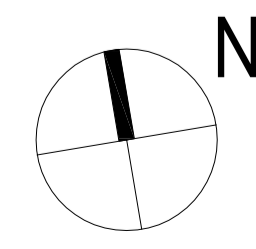
REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - 2nd FLOOR
 TERRACE UNITS - PART 2nd FLOOR

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3
 DWG No: TA18
 P5
 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level		
	Spaces	Area (m2)		Area (m2)	1 Bed	1 Bed + St	2 Beds	2 Beds + St		3 Beds	Total	NFA (m2)
Ground Lower	43	2240.40	152.40	2240.40							2240.40	
Ground Upper	33	1397.40	282.00	603.69	3		6		9	174.60	2457.69	
1st Floor	43	1325.50	207.80	605.74	3		3		6	97.43	2296.47	
2nd Floor			176.90	898.38	4		8		12	379.79	1799.07	
3rd Floor			176.30	953.56	5		8		13	167.28	1297.14	
4th Floor			176.30	953.56	5		8		13	167.28	1297.14	
5th Floor			176.30	953.56	5		8		13	167.28	1297.14	
6th Floor			149.00	755.56	2		6	1	9	223.90	2107.92	
7th Floor			175.00	734.56	5		5		10	136.00	1045.56	
8th Floor			162.00	599.76	3		5		8	175.90	937.66	
Totals	119	4963.30	666.70	2107.81	35		57		93		16776.19	

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
Required Cars	0.20	1.00	1.00	1.00	1.00	2.00	6m3 101
Required Car Spaces	18.60	35.00	35.00	57.00	57.00	2.00	3m3 101
Total car spaces required	113	Bike Racks 27.9					Total 101

- ▽1k DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- ▽1s FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- ▽1t FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- ▽1u FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

3rd Floor 1297.14 sqm 13

Common	Area	Terrace
Apt+01	87.38	12.64
Apt+02	54.75	13.35
Apt+03	73.90	8.70
Apt+04	82.66	16.00
Apt+05	92.00	13.70
Apt+06	54.19	8.70
Apt+07	56.62	12.19
Apt+08	88.36	16.00
Apt+09	76.50	10.40
Apt+10	62.90	8.40
Apt+11	84.60	14.30
Apt+12	90.00	21.30
Apt+13	55.70	11.60
Apt+13	953.56	167.28

4th Floor 1297.14 sqm 13

Common	Area	Terrace
Apt+01	87.38	12.64
Apt+02	54.75	13.35
Apt+03	73.90	8.70
Apt+04	82.66	16.00
Apt+05	92.00	13.70
Apt+06	54.19	8.70
Apt+07	56.62	12.19
Apt+08	88.36	16.00
Apt+09	76.50	10.40
Apt+10	62.90	8.40
Apt+11	84.60	14.30
Apt+12	90.00	21.30
Apt+13	55.70	11.60
Apt+13	953.56	167.28

5th Floor 1297.14 sqm 13

Common	Area	Terrace
Apt+01	87.38	12.64
Apt+02	54.75	13.35
Apt+03	73.90	8.70
Apt+04	82.66	16.00
Apt+05	92.00	13.70
Apt+06	54.19	8.70
Apt+07	56.62	12.19
Apt+08	88.36	16.00
Apt+09	76.50	10.40
Apt+10	62.90	8.40
Apt+11	84.60	14.30
Apt+12	90.00	21.30
Apt+13	55.70	11.60
Apt+13	953.56	167.28

6th Floor 2107.92 sqm 9

Common	Area	Terrace
Apt+01	82.60	16.00
Apt+02	92.90	13.70
Apt+03	122.00	112.20
Apt+04	88.36	16.00
Apt+05	76.50	10.40
Apt+06	62.90	8.40
Apt+07	84.60	14.30
Apt+08	90.00	21.30
Apt+09	55.70	11.60
Apt+09	755.56	223.90

7th Floor 1045.56 sqm 10

Common	Area	Terrace
Apt+01	82.60	16.00

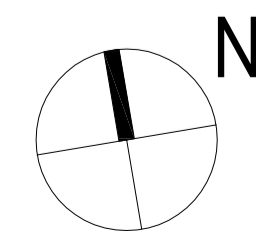
- WIND SCREENING TYPE**
- (WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
 - - - (WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
- REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES
- GLAZING TYPES**
- (A) 10.38/150/6
 - (B) 10.38/100/6
 - (C) 10.38/50/6
 - (D) 6/12/10.38
 - (E) 12.76 LAM
 - (F) 6.38 LAM
- REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
TOWER - 3rd, 4th, & 5th FLOORS

- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:200 @ A1
DWG No:	REV:
TA19	P5

MAR 18 2019



PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA 45451
For and on behalf of the City of Monash : James Heitmann
Sheet 20 of 40
Date: 23/04/19



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level	
	Spaces	Area (m2)		Area (m2)	1 Bed + St	2 Beds	2 Beds + St	3 Beds		Total	NFA (m2)
Ground Lower	43	2240.40	152.40	2240.40							2240.40
Ground Upper	33	1397.40	282.00	603.69	3		6	0	9	174.60	2457.69
1st Floor	43	1325.50	207.80	605.74	3		3	0	6	97.43	2296.47
2nd Floor			176.90	898.38	4		8	0	12	379.79	1799.07
3rd Floor			176.30	953.56	5		8	0	13	167.28	1297.14
4th Floor			176.30	953.56	5		8	0	13	167.28	1297.14
5th Floor			176.30	953.56	5		8	0	13	167.28	1297.14
6th Floor			149.00	755.56	2		6	1	9	223.90	2107.92
7th Floor			175.00	734.56	5		5	0	10	136.00	1045.56
8th Floor			162.00	599.76	3		5	0	8	175.90	937.66
Totals	119	4963.30	666.70	2107.81	35		57	1	93		16776.19

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
Required Cars	0.20	1.00	1.00	1.00	1.00	2.00	6m3
	18.60	35.00		57.00		2.00	3m3
Total car spaces required	113	Bike Racks	27.9				Total
							101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 21 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

Apt	Area	Terrace
Apt 702	91.90	13.70
Apt 703	53.00	10.00
Apt 704	49.00	14.30
Apt 705	88.38	16.00
Apt 706	76.50	10.40
Apt 707	62.90	8.40
Apt 708	84.60	14.30
Apt 709	90.00	21.30
Apt 710	55.70	11.60
Apt 711	74.56	130.00
8th Floor	937.66 sqm	8
Common	162.00	
Apartments	Area	Terrace
Apt 801	82.60	16.00
Apt 802	91.90	13.70
Apt 803	53.00	10.00
Apt 804	49.00	14.30

- 1k** DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- 1u** FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

- WIND SCREENING TYPE**
- (WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
 - (WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS
- GLAZING TYPES**
- (A) 10.38/150/6
 - (B) 10.38/100/6
 - (C) 10.38/50/6
 - (D) 6/12/10.38
 - (E) 12.76 LAM
 - (F) 6.38 LAM
- REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES
- REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

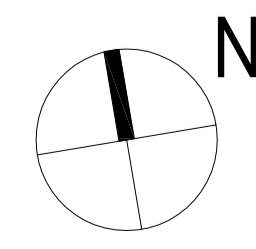
REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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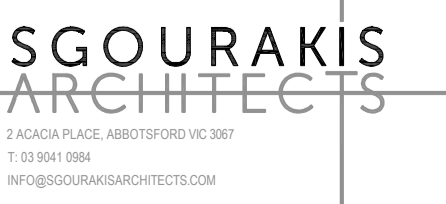


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - 6th FLOOR

- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3

DWG No: TA20
 REV: P5
 MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level	
	Spaces	Area (m2)		Area (m2)	1 Bed + St	2 Beds	2 Beds + St	3 Beds		Total	NFA (m2)
Ground Lower	43	2240.40	152.40	2240.40							2240.40
Ground Upper	33	1397.40	282.00	603.69	3		6	0	9	174.60	2457.69
1st Floor	43	1325.50	207.80	605.74	3		3	0	6	97.43	2296.47
2nd Floor			176.90	898.38	4		8	0	12	379.79	1799.07
3rd Floor			176.30	953.56	5		8	0	13	167.28	1297.14
4th Floor			176.30	953.56	5		8	0	13	167.28	1297.14
5th Floor			176.30	953.56	5		8	0	13	167.28	1297.14
6th Floor			149.00	755.56	2		6	1	9	223.90	2107.92
7th Floor			175.00	734.56	5		5	0	10	136.00	1045.56
8th Floor			162.00	599.76	3		5	0	8	175.90	937.66
Totals	119	4963.30	666.70	2107.81	35		57	1	93		16776.19

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
0.20	18.60	1.00	1.00	1.00	1.00	2.00	6m3
18.60		35.00		57.00		2.00	3m3
Total car spaces required	113	Bike Racks	27.9				Total
							101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 22 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apts	93
1 beds	35
2 Beds	57
3 Beds	1
Car parking spaces	119
Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
2nd Floor	73.20% 1799.07 sqm
3rd Floor	52.78% 1297.14 sqm
4th Floor	52.78% 1297.14 sqm
5th Floor	52.78% 1297.14 sqm
6th Floor	85.77% 2107.92 sqm
7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

Apt805	88.36	16.00
Apt806	89.20	73.00
Apt807	90.00	21.30
Apt808	55.70	11.60
	599.76	175.90

- 1k** DETAILS OF THE BICYCLE PARKING IN ACCORDANCE WITH THE DESIGN STANDARDS (INCLUDING SIGNAGE) REQUIRED BY CLAUSE 52.34 OF THE SCHEME.
- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
- 1u** FULL DETAILS AS REQUIRED BY THE ENDORSED WIND ASSESSMENT REPORT.

WIND SCREENING TYPE	GLAZING TYPES
(WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS	(A) 10.38/150/6
	(B) 10.38/100/6
	(C) 10.38/50/6
(WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS	(D) 6/12/10.38
	(E) 12.76 LAM
	(F) 6.38 LAM

REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES

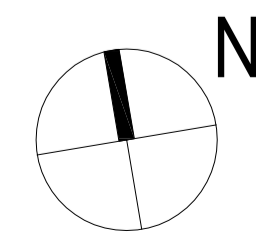
REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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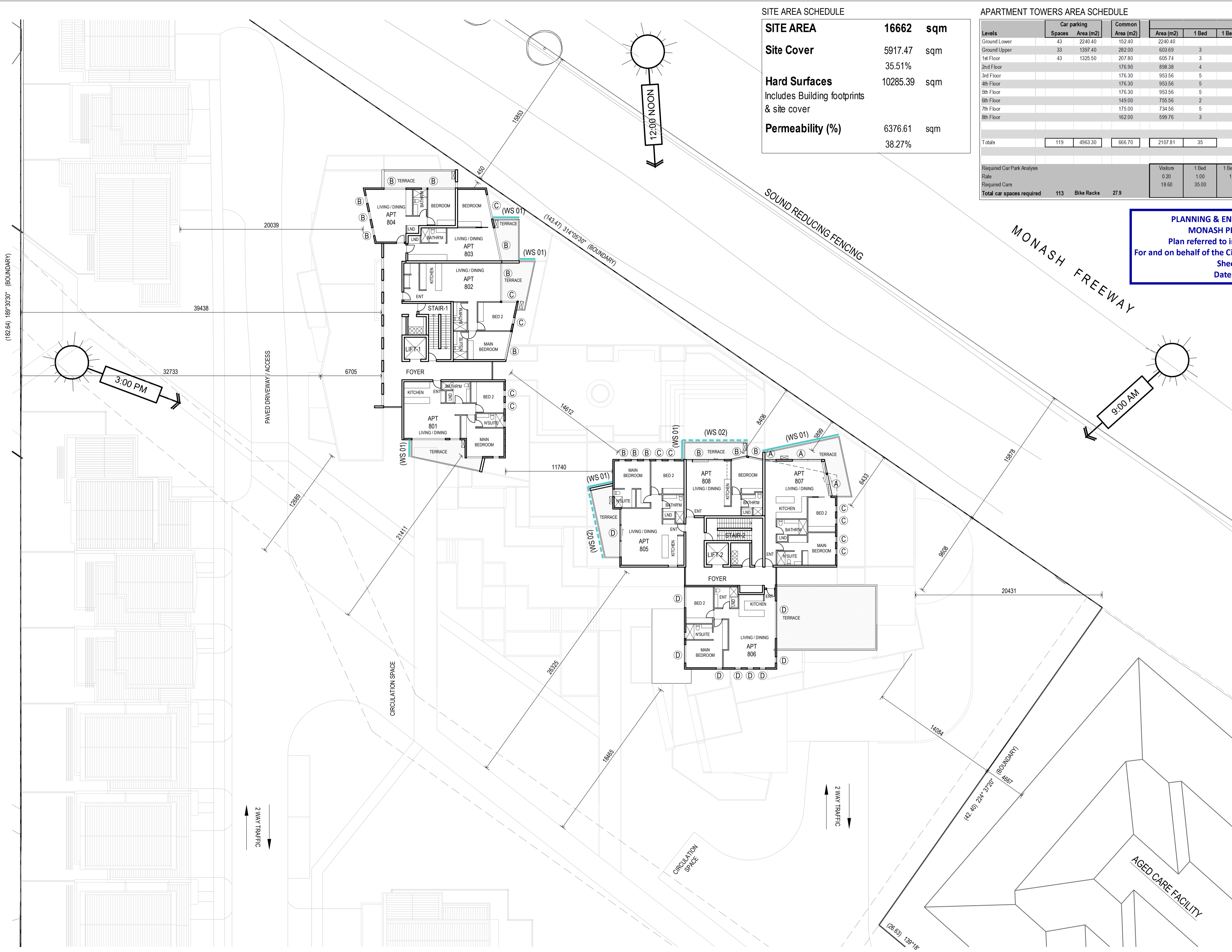


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - 7th FLOOR

- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:200 @ A1
DWG No:	REV:
TA21	P5
	MAR 18 2019





SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5917.47 sqm
	35.51%
Hard Surfaces	10285.39 sqm
Includes Building footprints & site cover	
Permeability (%)	6376.61 sqm
	38.27%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m2)	Residential Apartment Towers					Terraces Area (m2)	Area per level		
	Spaces	Area (m2)		Area (m2)	1 Bed	1 Bed + St	2 Beds	2 Beds + St		3 Beds	Total	NFA (m2)
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1st Floor	43	1325.50	207.80	605.74	3		3		6	97.43	2296.47	
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7th Floor			175.00	734.56	5		5		10	136.00	1045.56	
8th Floor			162.00	599.76	3		5		8	175.90	937.66	
Totals	119	4963.30	666.70	2107.81	35		57		93		16776.19	

Required Car Park Analysis

Rate	Visitors	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds	Store
0.20	18.60	1.00	1.00	1.00	1.00	2.00	6m3 101
18.60		35.00		57.00		2.00	3m3
Total car spaces required	113	Bike Racks	27.9				Total 101

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 23 of 40
 Date: 23/04/19

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	93
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2 Beds	57
3 Beds	1
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Bicycles	96
Floor areas	16776.19 sqm
Ground Lower	2240.40 sqm
Ground Upper	2457.69 sqm
1st Floor	93.44% 2296.47 sqm
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7th Floor	42.54% 1045.56 sqm
8th Floor	38.15% 937.66 sqm

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- 1s** FULL DETAILS AS REQUIRED BY THE ENDORSED WASTE MANAGEMENT PLAN.
- 1t** FULL DETAILS INCLUDING AS TO MATERIALS AS REQUIRED BY THE ENDORSED ACOUSTIC PLAN.
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WIND SCREENING TYPE	GLAZING TYPES
(WS 01) FULL HEIGHT SCREEN (WS01): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS	(A) 10.38/150/6
	(B) 10.38/100/6
	(C) 10.38/50/6
(WS 02) 1.7M BALUSTRADE (WS02): COMBINATION OF SOLID WALL AND/OR GLAZED PANELS	(D) 6/12/10.38
	(E) 12.76 LAM
	(F) 6.38 LAM

REFER TO WIND ASSESSMENT REPORT AS PREPARED BY "MEL CONSULTANTS" FOR FURTHER DETAILS OF WIND MITIGATION STRATEGIES

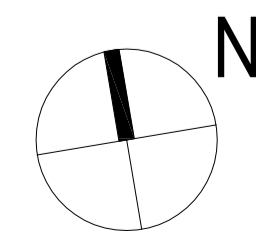
REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

REFER TO SHEETS TA12 TO TA14 FOR UNITS LAYOUT DETAILS

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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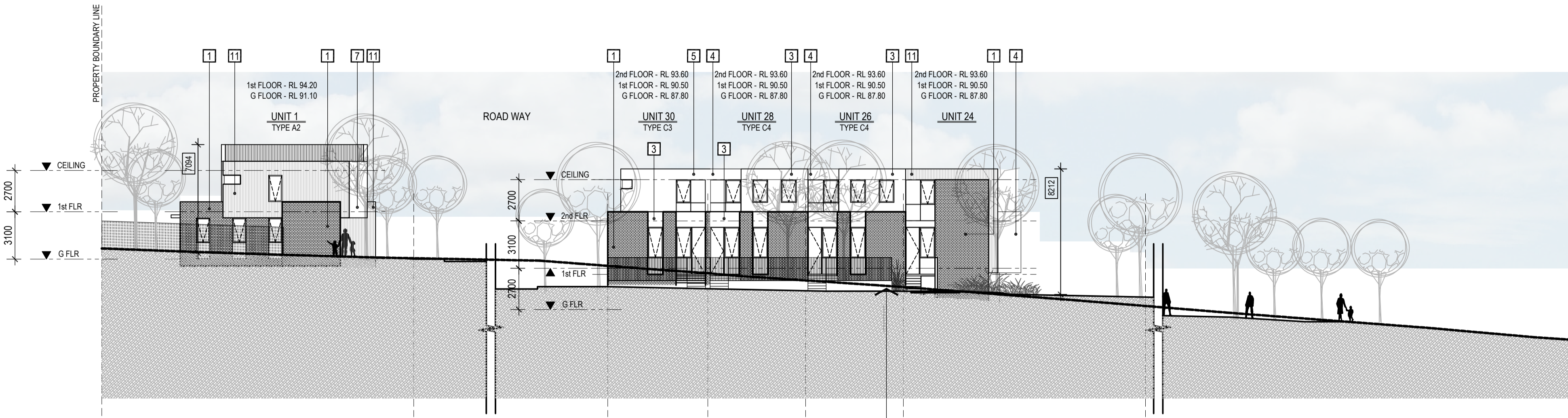


PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER - 8th FLOOR

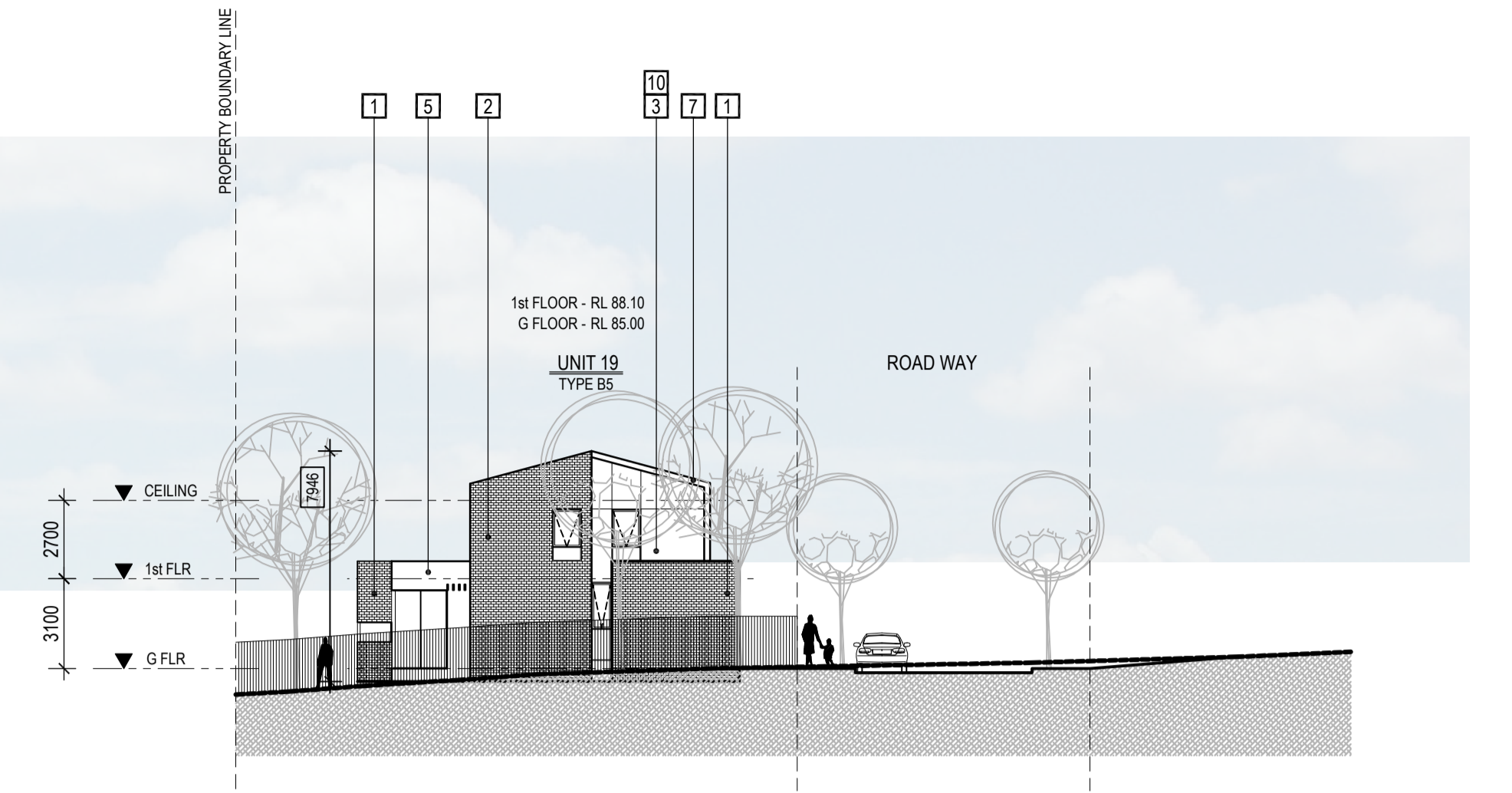
- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:200 @ A1
DWG No:	REV:
TA22	P5
	MAR 18 2019

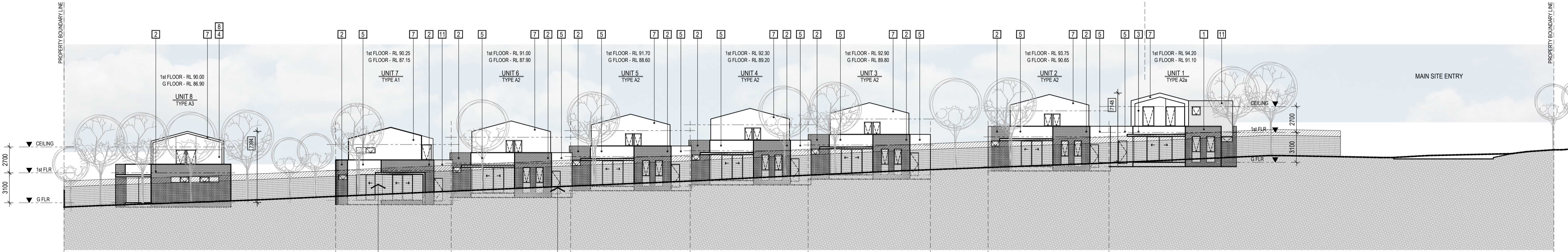




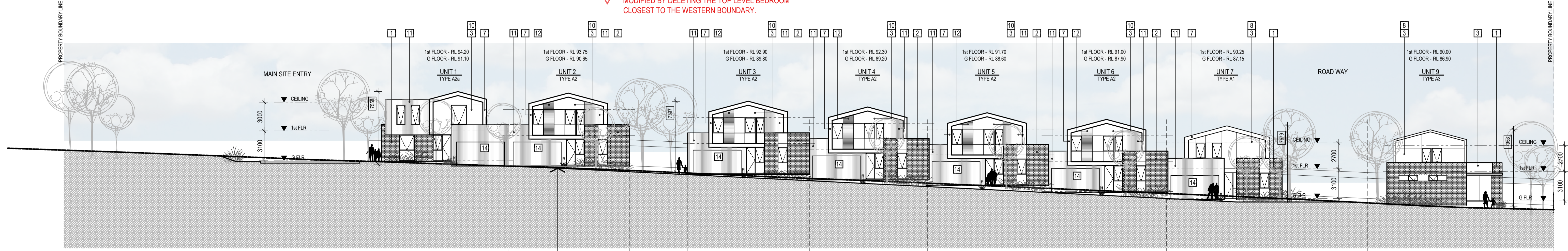
ELEVATION - 3



ELEVATION - 10

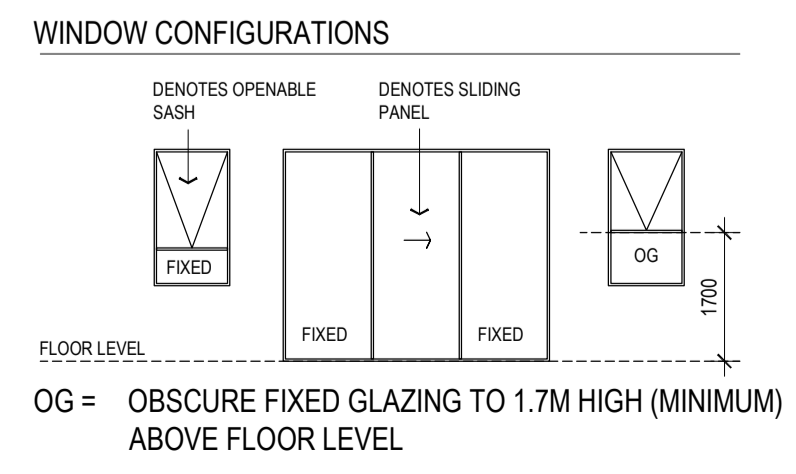


ELEVATION - 2



ELEVATION - 1

- 1n THE PROPOSED THREE STOREY TOWNHOUSES 11-13 MODIFIED BY THE DELETION OF THEIR THIRD LEVEL, INCLUDING ANY CONSEQUENTIAL RE-CONFIGURATION OF THEIR GROUND AND FIRST FLOOR LEVELS.
- 1o THE PROPOSED TOWNHOUSES 20, 17, 16 AND 10 EACH MODIFIED BY DELETING THE TOP LEVEL BEDROOM CLOSEST TO THE WESTERN BOUNDARY.
- 1p A DETAILED FENCING PLAN (TO INCLUDE SUITABLE CHANGES TO THAT PART OF THE FENCE ON THE WESTERN BOUNDARY ALONGSIDE HANSWORTH STREET), INCLUDING ELEVATIONS AND THE SPECIFICATION OF A GRAFFITI-RESISTANT FINISH.
- 1q THE WIDTH OF THE INTERNAL ACCESS ROADS FINE-TUNED TO BE CONSISTENT WITH THE RELEVANT TURNING CIRCLE DISTANCES OF THE INTENDED TYPE OF WASTE COLLECTION TRUCK, AS PER THE APPROVED WASTE MANAGEMENT PLAN REQUIRED BY CONDITION 9 HEREOF.
- 1r THE CORRECT LOCATION AND DETAILS OF ALL EXISTING VEHICLE ENTRY POINTS WHERE VEHICLES CAN CURRENTLY ENTER AND EXIT THE ADJACENT BLUE CROSS AGED CARE FACILITY CAR PARK AND ANY ASSOCIATED PORTE-COCHERE.



ALL NOTED HEIGHTS OF THE BUILDING ARE MEASURED FROM CORRESPONDING EXISTING NATURAL GROUND LEVELS

MATERIALS & COLOUR SCHEDULE - TERRACE UNITS

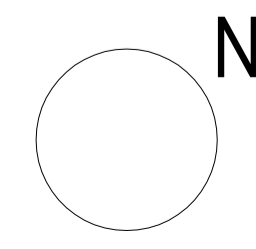
- | | | | |
|---------------------------------------|--|--|---|
| 1 BRICK WORK 1 | 5 COLOUR TO MATCH DULUX WHITE DUCK | 8 REBATED FC SHEET PANELS | 9 VERTICAL REBATED FC CLADDING |
| 2 BRICK WORK 2 | 6 COLOUR TO MATCH COLOURBOND IRONSTONE | 10 TIMBER LOOK PANNELLING BATTENED WALL CLADDING | 13 VERTICAL SCREEN FENCES |
| 3 COLOUR TO MATCH DULUX NATURAL WHITE | 7 COLOUR TO MATCH COLOURBOND WINDSPRAY METAL WORKS | 11 TIMBER LOOK PANNELLING | 14 PANEL LIFT GARAGE DOOR - TIMBER CLAD |
| 4 COLOUR TO MATCH DULUX GUILD GREY | • CANOPY ROOFING | 12 HORIZONTAL SCREENING | 15 PANEL LIFT GARAGE DOOR - PERFORATED |
| | • METAL WORKS | | |
| | • DOWNPIPES | | |

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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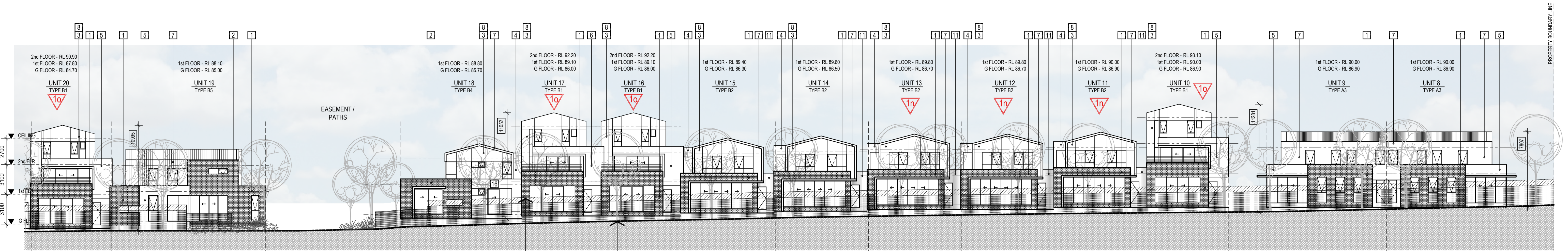


PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
SITE ELEVATIONS

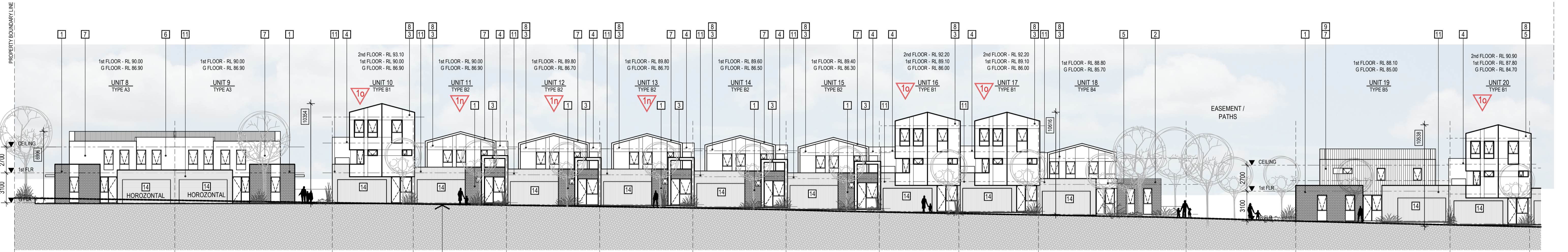
PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA 45451
For and on behalf of the City of Monash : James Heitmann
Sheet 24 of 40
Date: 23/04/19

- INFORMATION -
DATE: MAR-18-19
SCALE: 1:200 @ A1
1:400 @ A3
DWG No: TB01
REV: P5
MAR 18 2019

SGOURAKIS ARCHITECTS
24 HANOVER ST, MELB VIC 3000
T: 03 9591 9888
WWW.SGOURAKISARCHITECTS.COM

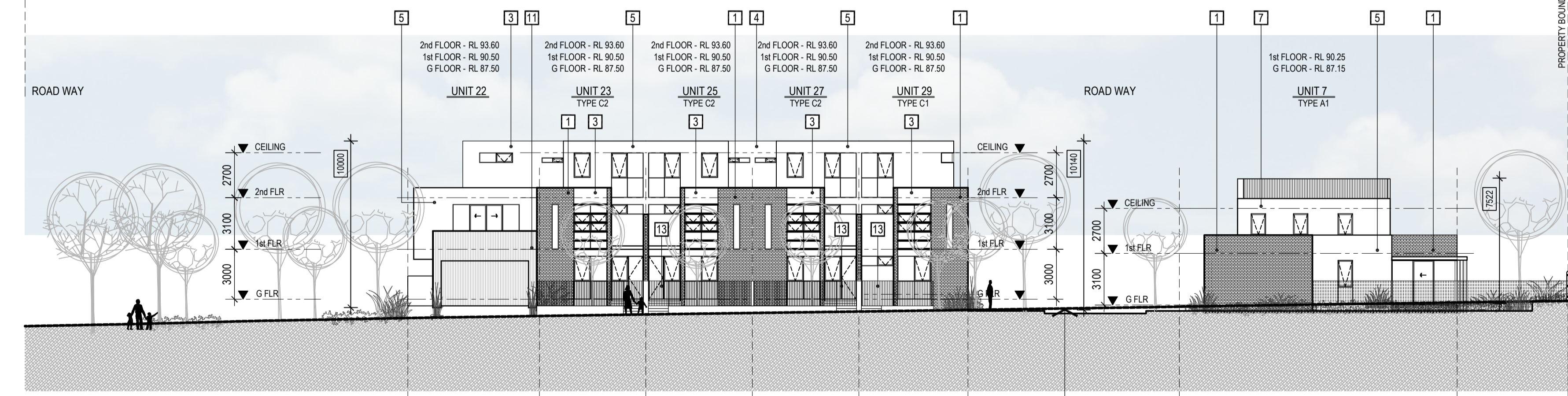


ELEVATION - 6

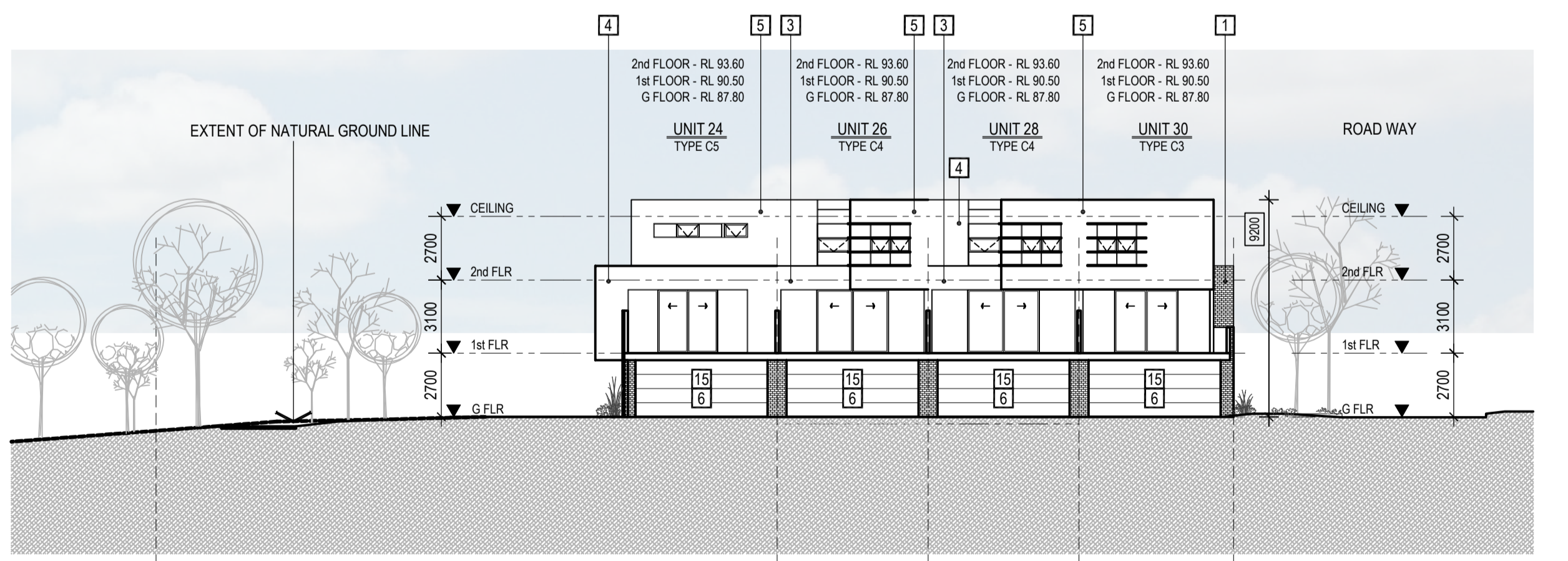


ELEVATION - 5

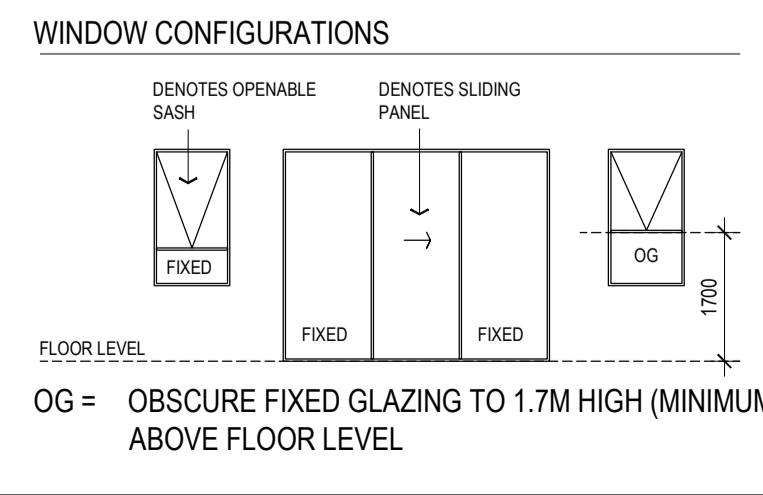
- 1n** THE PROPOSED THREE STOREY TOWNHOUSES 11-13 MODIFIED BY THE DELETION OF THEIR THIRD LEVEL, INCLUDING ANY CONSEQUENTIAL RE-CONFIGURATION OF THEIR GROUND AND FIRST FLOOR LEVELS.
- 1o** THE PROPOSED TOWNHOUSES 20, 17, 16 AND 10 EACH MODIFIED BY DELETING THE TOP LEVEL BEDROOM CLOSEST TO THE WESTERN BOUNDARY.
- 1r** A DETAILED FENCING PLAN (TO INCLUDE SUITABLE CHANGES TO THAT PART OF THE FENCE ON THE WESTERN BOUNDARY ALONGSIDE HANSWORTH STREET), INCLUDING ELEVATIONS AND THE SPECIFICATION OF A GRAFFITI-RESISTANT FINISH.
- 1q** THE WIDTH OF THE INTERNAL ACCESS ROADS FINE-TUNED TO BE CONSISTENT WITH THE RELEVANT TURNING CIRCLE DISTANCES OF THE INTENDED TYPE OF WASTE COLLECTION TRUCK, AS PER THE APPROVED WASTE MANAGEMENT PLAN REQUIRED BY CONDITION 9 HEREOF.
- 1r** THE CORRECT LOCATION AND DETAILS OF ALL EXISTING VEHICLE ENTRY POINTS WHERE VEHICLES CAN CURRENTLY ENTER AND EXIT THE ADJACENT BLUE CROSS AGED CARE FACILITY CAR PARK AND ANY ASSOCIATED PORTE-COCHERE.



ELEVATION - 4



ELEVATION - 19



ALL NOTED HEIGHTS OF THE BUILDING ARE MEASURED FROM CORRESPONDING EXISTING NATURAL GROUND LEVELS

MATERIALS & COLOUR SCHEDULE - TERRACE UNITS

- 1 BRICK WORK 1
- 2 BRICK WORK 2
- 3 COLOUR TO MATCH DULUX NATURAL WHITE
- 4 COLOUR TO MATCH DULUX GUILD GREY
- 5 COLOUR TO MATCH DULUX WHITE DUCK
- 6 COLOUR TO MATCH COLOURBOND IRONSTONE
- 7 COLOUR TO MATCH COLOURBOND WINDSPRAY
- 8 REBATED FC SHEET PANELS
- 9 VERTICAL REBATED FC CLADDING
- 10 TIMBER LOOK PANNELLING BATTENED WALL CLADDING
- 11 TIMBER LOOK PANNELLING
- 12 HORIZONTAL SCREENING
- 13 VERTICAL SCREEN FENCES
- 14 PANEL LIFT GARAGE DOOR - TIMBER CLAD
- 15 PANEL LIFT GARAGE DOOR - PERFORATED

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
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P5	18-03-2019	Response to Council RFIs	

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1d A COMPLETE SET OF DETAILED ELEVATION DRAWINGS SHOWING ALL WINDOWS, DOORS, BALCONIES AND THE LIKE INCLUDING A GARAGE DOOR AT THE ENTRANCE TO THE UNDERCROFT PARKING FOR THE MID-SITE APARTMENT BLOCK.

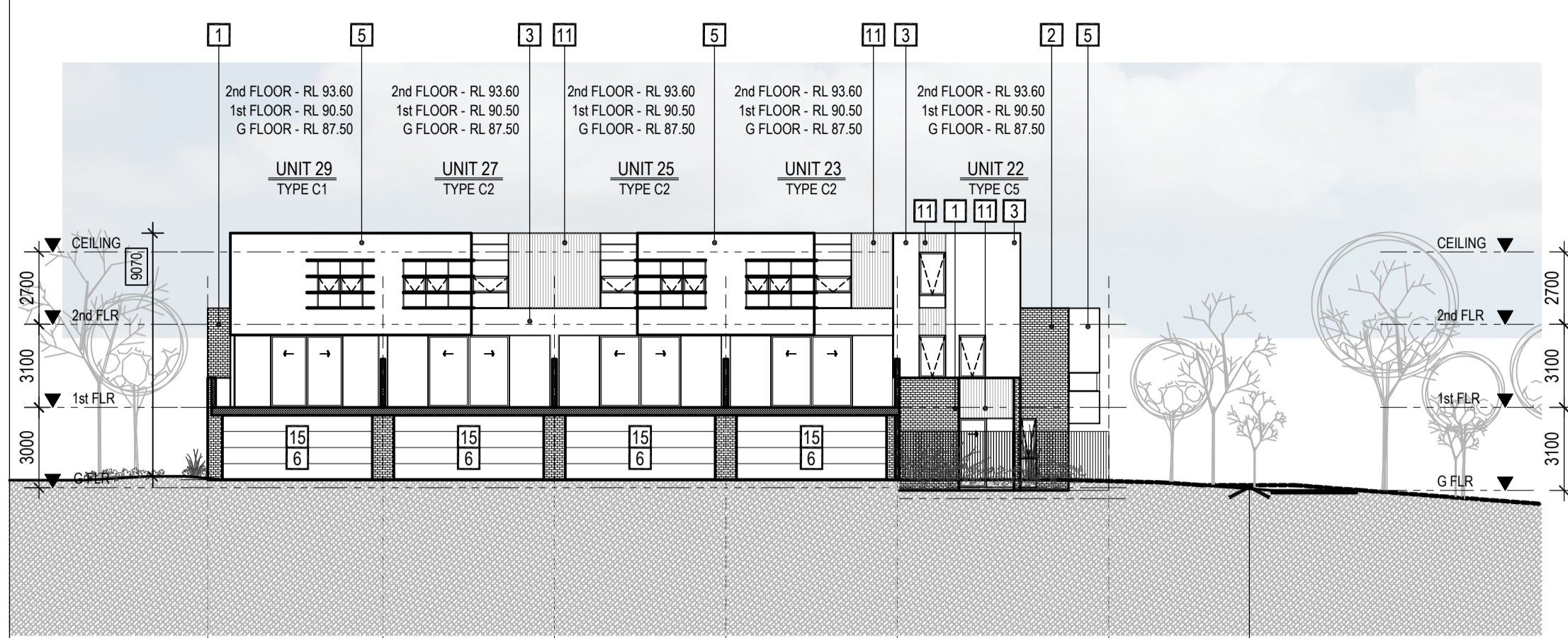
N PROJECT: 149 HANSWORTH STREET MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE: SITE ELEVATIONS

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash: James Heitmann
 Sheet 25 of 40
 Date: 23/04/19

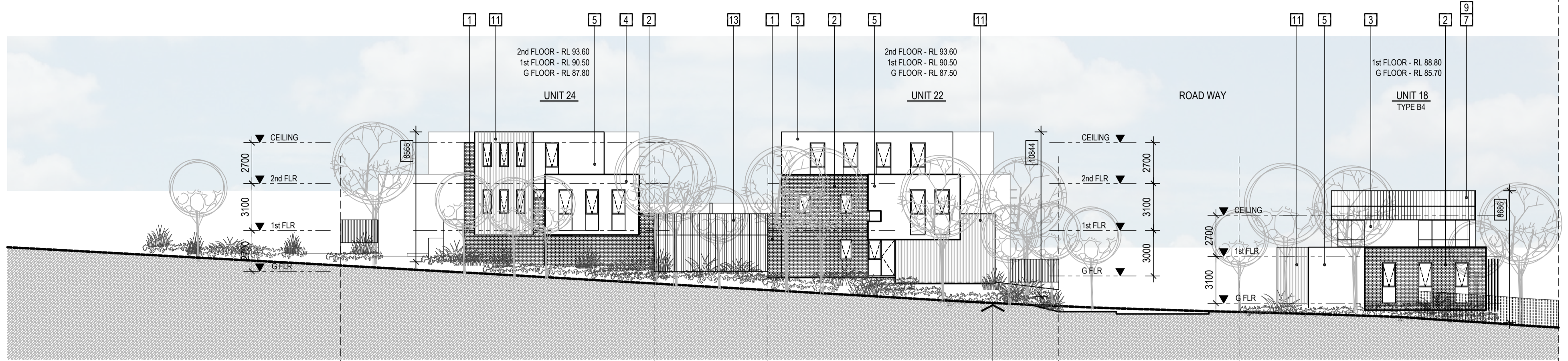
- INFORMATION -

DATE: MAR-18-19
 SCALE: 1:200 @ A1
 1:400 @ A3
 DWG No: TB02
 P5
 MAR 18 2019

SGOURAKIS ARCHITECTS



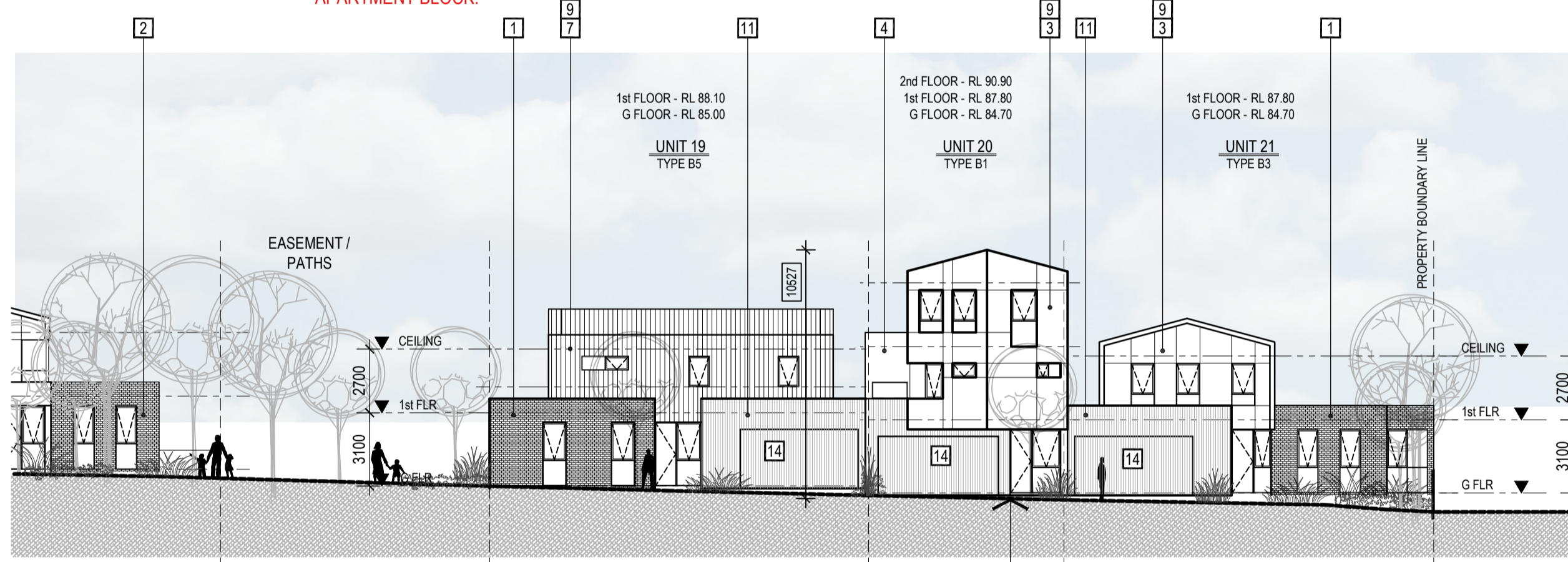
ELEVATION - 18



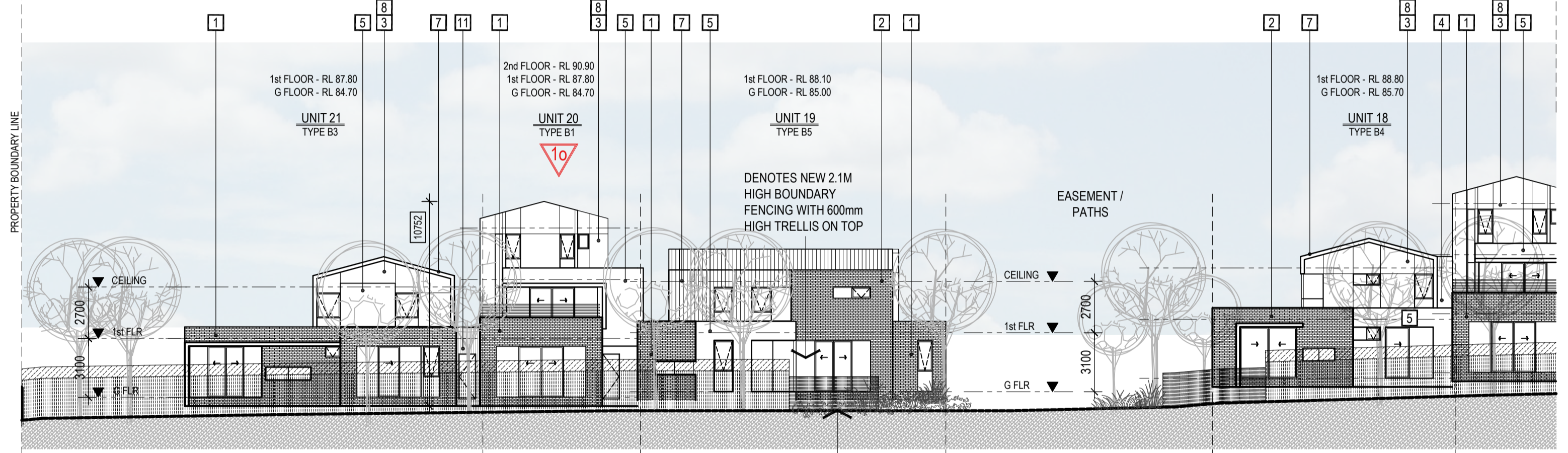
ELEVATION - 7

ELEVATION - 11

1d A COMPLETE SET OF DETAILED ELEVATION DRAWINGS SHOWING ALL WINDOWS, DOORS, BALCONIES AND THE LIKE INCLUDING A GARAGE DOOR AT THE ENTRANCE TO THE UNDERCROFT PARKING FOR THE MID-SITE APARTMENT BLOCK.



ELEVATION - 8



ELEVATION - 9

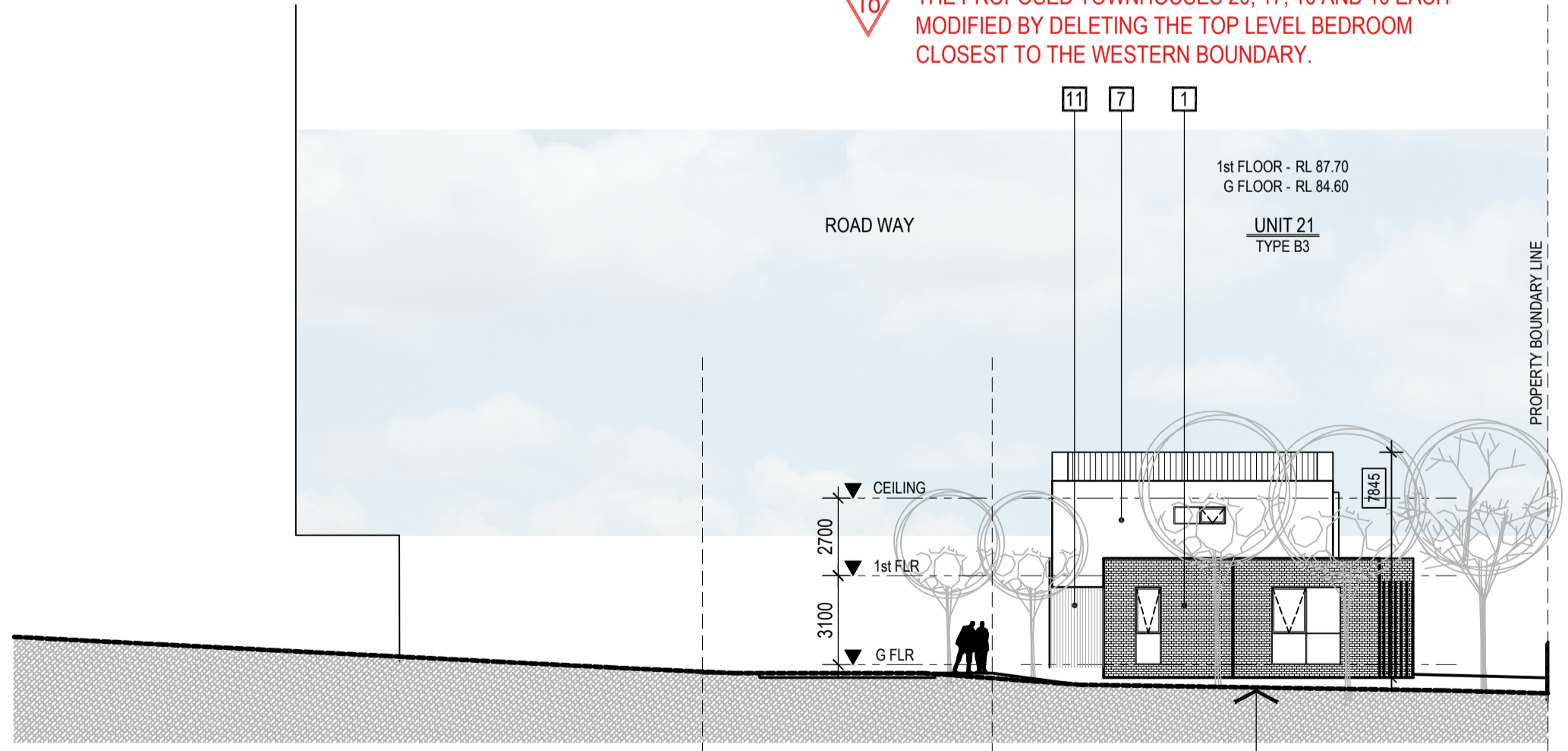
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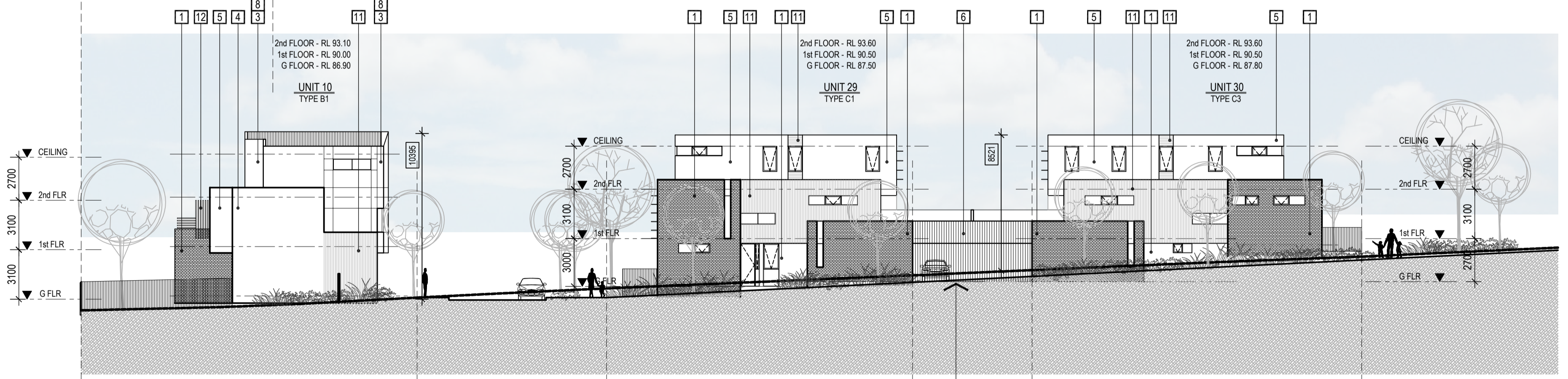
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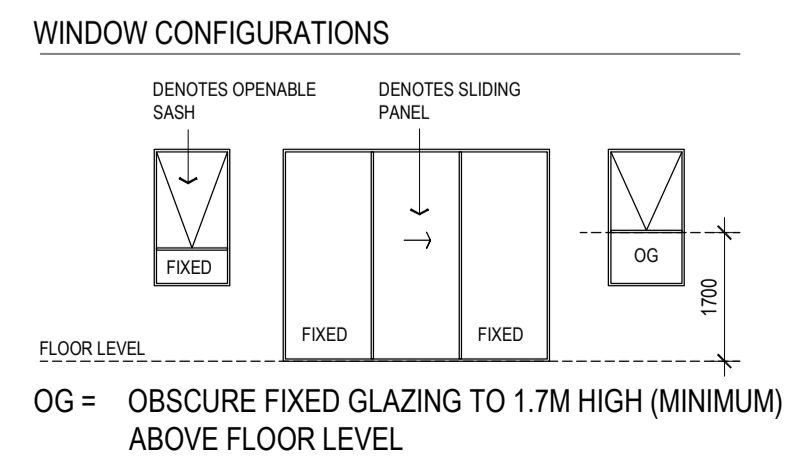
1s THE CORRECT LOCATION AND DETAILS OF ALL EXISTING VEHICLE ENTRY POINTS WHERE VEHICLES CAN CURRENTLY ENTER AND EXIT THE ADJACENT BLUE CROSS AGED CARE FACILITY CAR PARK AND ANY ASSOCIATED PORTE-COCHERE.



ELEVATION - 11



ELEVATION - 16



ALL NOTED HEIGHTS OF THE BUILDING ARE MEASURED FROM CORRESPONDING EXISTING NATURAL GROUND LEVELS

MATERIALS & COLOUR SCHEDULE - TERRACE UNITS

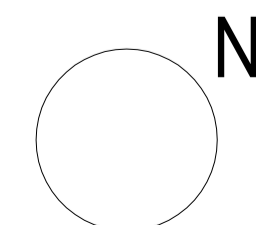
- 1 BRICK WORK 1
- 2 BRICK WORK 2
- 3 COLOUR TO MATCH DULUX NATURAL WHITE
- 4 COLOUR TO MATCH DULUX GUILD GREY
- 5 COLOUR TO MATCH DULUX WHITE DUCK
- 6 COLOUR TO MATCH COLOURBOND IRONSTONE
- 7 COLOUR TO MATCH COLOURBOND WINDSPRAY
- 8 REBATED FC SHEET PANELS
- 9 VERTICAL REBATED FC CLADDING
- 10 TIMBER LOOK PANNELLING BATTENED WALL CLADDING
- 11 TIMBER LOOK PANNELLING
- 12 HORIZONTAL SCREENING
- 13 VERTICAL SCREEN FENCES
- 14 PANEL LIFT GARAGE DOOR - TIMBER CLAD
- 15 PANEL LIFT GARAGE DOOR - PERFORATED

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
SITE ELEVATIONS

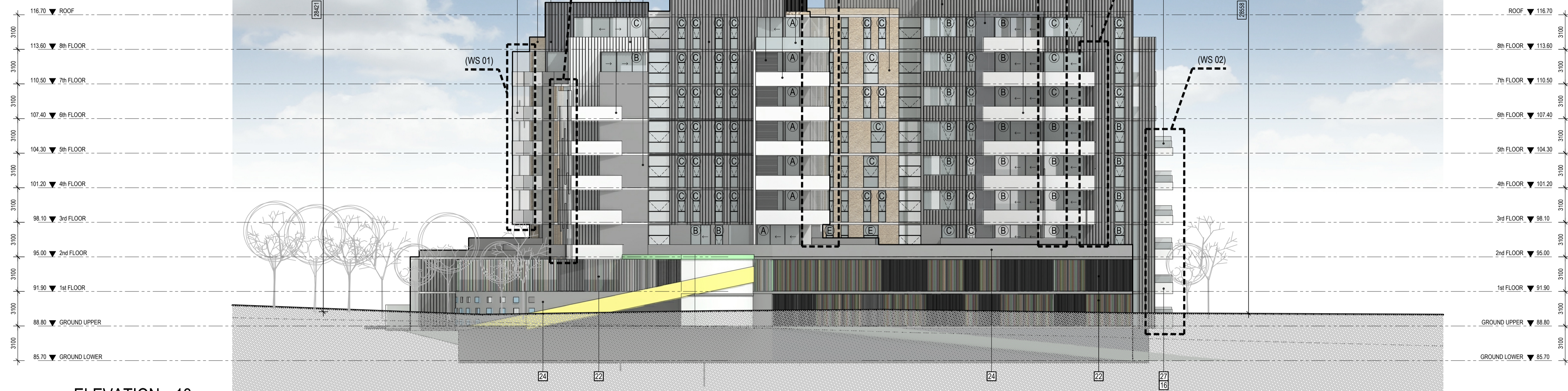
- INFORMATION -
DATE: MAR-18-19
SCALE: 1:200 @ A1
1:400 @ A3
DWG No: TB03
REV: P5
MAR 18 2019

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA 45451
For and on behalf of the City of Monash : James Heitmann
Sheet 26 of 40
Date: 23/04/19

SGOURAKIS ARCHITECTS
24 GARDNER ROAD, HESBURN VIC 3042
T: 95 951 986
WWW.SGOURAKISARCHITECTS.COM

WIND SCREENING TYPE
 FULL HEIGHT SCREEN (WS01):
 COMBINATION OF SOLID WALL
 AND/OR GLAZED PANELS
 1.7M BALUSTRADE (WS02):
 COMBINATION OF SOLID WALL
 AND/OR GLAZED PANELS

REFER TO WIND ASSESSMENT REPORT
 AS PREPARED BY "MEL CONSULTANTS"
 FOR FURTHER DETAILS OF WIND
 MITIGATION STRATEGIES



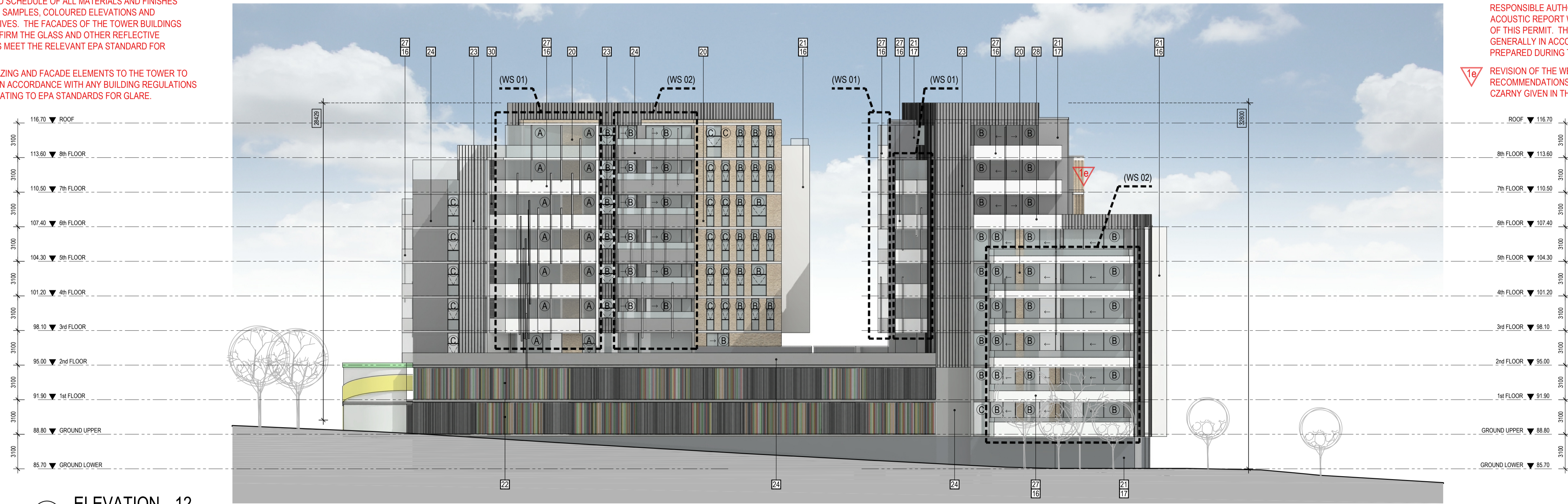
ELEVATION - 13

1b A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.

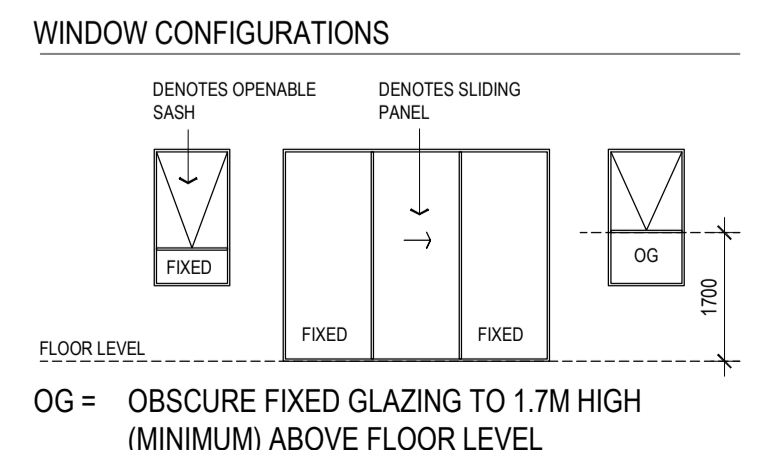
NOTE: GLAZING AND FACADE ELEMENTS TO THE TOWER TO BE IN ACCORDANCE WITH ANY BUILDING REGULATIONS RELATING TO EPA STANDARDS FOR GLARE.

26 BEFORE THE PLANS ARE ENDORSED, AN AMENDED ACOUSTIC REPORT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY MUST BE SUBMITTED TO AND APPROVED BY THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE AMENDED ACOUSTIC REPORT WILL BE ENDORSED AND WILL FORM PART OF THIS PERMIT. THE AMENDED ACOUSTIC REPORT MUST BE GENERALLY IN ACCORDANCE WITH THE ACOUSTIC REPORT PREPARED DURING THE APPLICATION PHASE OF THE PERMIT

1e REVISION OF THE WESTERN TOWER TO ACCORD WITH THE RECOMMENDATIONS MADE IN THE EVIDENCE OF CRAIG CZARNY GIVEN IN THE VCAT HEARING IN P2277/2016.



ELEVATION - 12



GLAZING TYPES

(A)	10.38/150/6
(B)	10.38/100/6
(C)	10.38/50/6
(D)	6/12/10.38
(E)	12.76 LAM
(F)	6.38 LAM

REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

MATERIALS & COLOUR SCHEDULE - TOWER APARTMENTS

16	COLOUR TO MATCH DULUX NATURAL WHITE	19	TIMBER LOOK PANNELLING CLADDING & BATTENS	23	PRECAST WALL PANES REBATED SYSTEM	27	BALUSTRADING SOLID AREAS
17	COLOUR TO MATCH COLOURBOND IRONSTONE	20	TEXTURED WALL 1	24	PRECAST WALL PANELS	28	BALUSTRADING GLAZED SYSTEM
18	COLOUR TO MATCH COLOURBOND WINDSPRAY METAL WORKS	21	TEXTURED WALL 2	25	VITRACORE G2 LIGHT GREY	29	OUTDOOR TERRACES SCREENING PANELS
	• CANOPY ROOFING	22	FEATURE WALL	26	VITRACORE G2 WHITE	30	METAL SCREENING
	• METAL WORKS						
	• DOWNPIPES						

ALL NOTED HEIGHTS OF THE BUILDING ARE MEASURED FROM CORRESPONDING EXISTING NATURAL GROUND LEVELS

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 TOWER ELEVATIONS

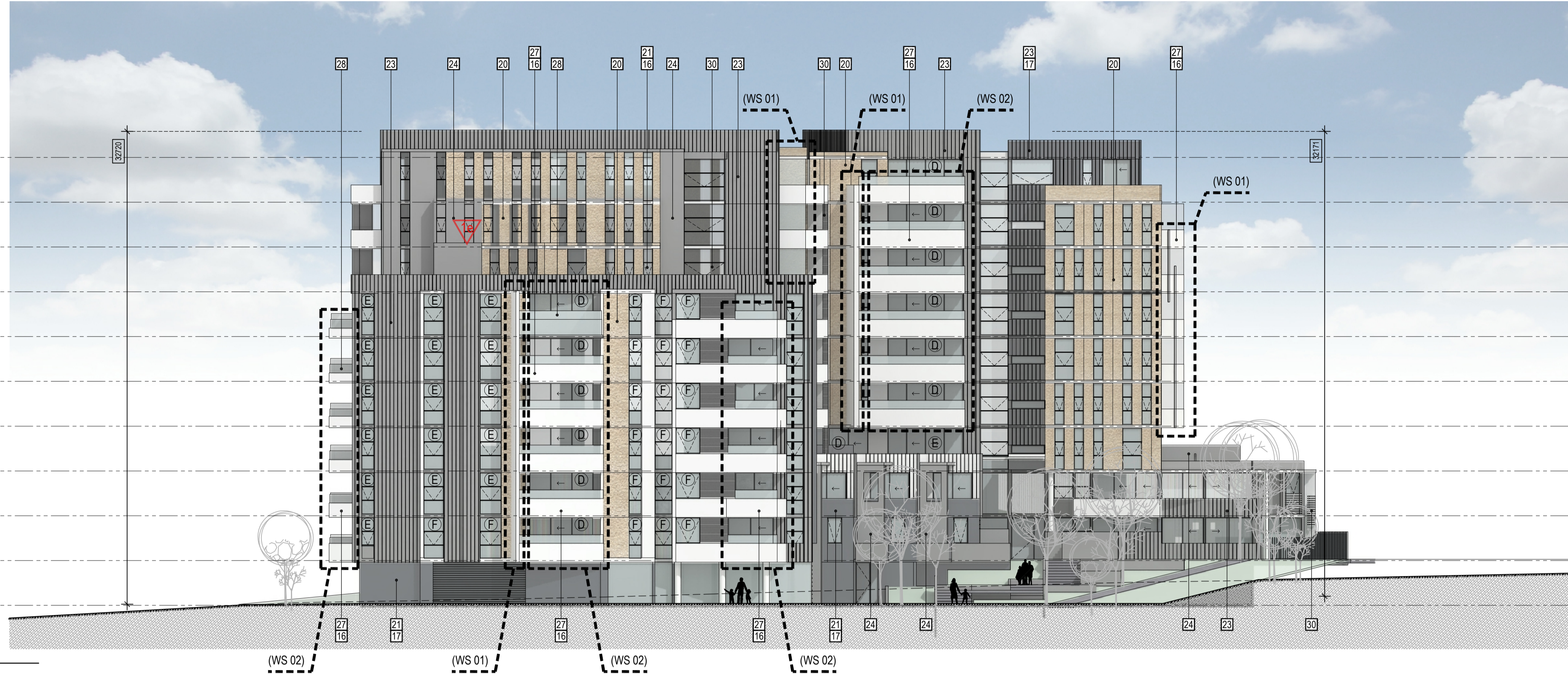
- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:200 @ A1
DWG No:	REV:
TB04	P5
	MAR 18 2019

WIND SCREENING TYPE
 FULL HEIGHT SCREEN (WS01):
 COMBINATION OF SOLID WALL
 AND/OR GLAZED PANELS
 1.7M BALUSTRADE (WS02):
 COMBINATION OF SOLID WALL
 AND/OR GLAZED PANELS

REFER TO WIND ASSESSMENT REPORT
 AS PREPARED BY "MEL CONSULTANTS"
 FOR FURTHER DETAILS OF WIND
 MITIGATION STRATEGIES

116.70 ▼ ROOF
 113.60 ▼ 8th FLOOR
 110.50 ▼ 7th FLOOR
 107.40 ▼ 6th FLOOR
 104.30 ▼ 5th FLOOR
 101.20 ▼ 4th FLOOR
 98.10 ▼ 3rd FLOOR
 95.00 ▼ 2nd FLOOR
 91.90 ▼ 1st FLOOR
 88.80 ▼ GROUND UPPER
 85.70 ▼ GROUND LOWER



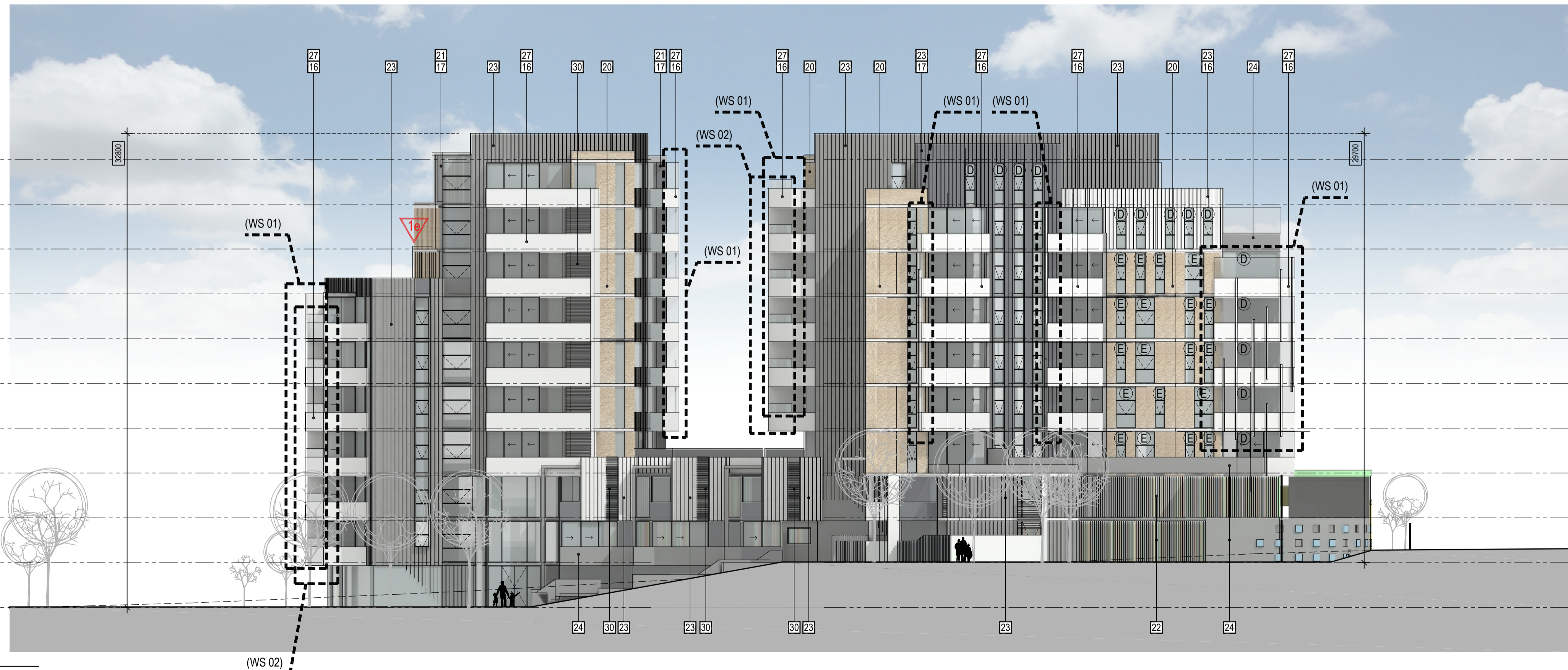
ROOF ▼ 116.70
 8th FLOOR ▼ 113.60
 7th FLOOR ▼ 110.50
 6th FLOOR ▼ 107.40
 5th FLOOR ▼ 104.30
 4th FLOOR ▼ 101.20
 3rd FLOOR ▼ 98.10
 2nd FLOOR ▼ 95.00
 1st FLOOR ▼ 91.90
 GROUND UPPER ▼ 88.80
 GROUND LOWER ▼ 85.70

ELEVATION - 15

1b A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.
 NOTE: GLAZING AND FACADE ELEMENTS TO THE TOWER TO BE IN ACCORDANCE WITH ANY BUILDING REGULATIONS RELATING TO EPA STANDARDS FOR GLARE.

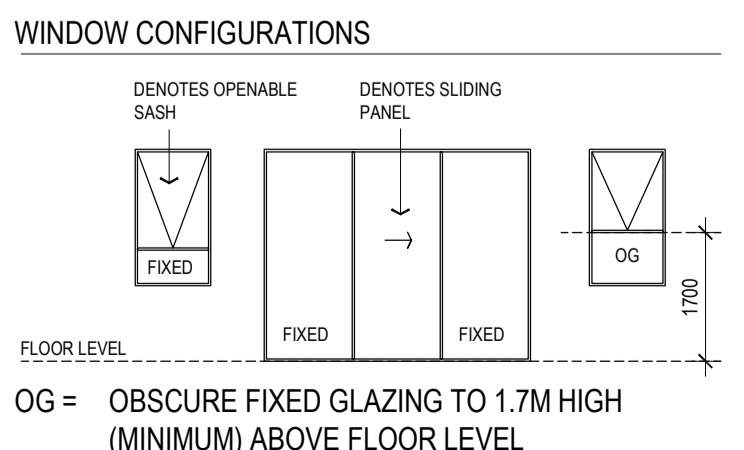
26 BEFORE THE PLANS ARE ENDORSED, AN AMENDED ACOUSTIC REPORT TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY MUST BE SUBMITTED TO AND APPROVED BY THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE AMENDED ACOUSTIC REPORT WILL BE ENDORSED AND WILL FORM PART OF THIS PERMIT. THE AMENDED ACOUSTIC REPORT MUST BE GENERALLY IN ACCORDANCE WITH THE ACOUSTIC REPORT PREPARED DURING THE APPLICATION PHASE OF THE PERMIT
1e REVISION OF THE WESTERN TOWER TO ACCORD WITH THE RECOMMENDATIONS MADE IN THE EVIDENCE OF CRAIG CZARNY GIVEN IN THE VCAT HEARING IN P2277/2016.

116.70 ▼ ROOF
 113.60 ▼ 8th FLOOR
 110.50 ▼ 7th FLOOR
 107.40 ▼ 6th FLOOR
 104.30 ▼ 5th FLOOR
 101.20 ▼ 4th FLOOR
 98.10 ▼ 3rd FLOOR
 95.00 ▼ 2nd FLOOR
 91.90 ▼ 1st FLOOR
 88.80 ▼ GROUND UPPER
 85.70 ▼ GROUND LOWER



ROOF ▼ 116.70
 8th FLOOR ▼ 113.60
 7th FLOOR ▼ 110.50
 6th FLOOR ▼ 107.40
 5th FLOOR ▼ 104.30
 4th FLOOR ▼ 101.20
 3rd FLOOR ▼ 98.10
 2nd FLOOR ▼ 95.00
 1st FLOOR ▼ 91.90
 GROUND UPPER ▼ 88.80
 GROUND LOWER ▼ 85.70

ELEVATION - 14



GLAZING TYPES

(A)	10.38/150/6
(B)	10.38/100/6
(C)	10.38/50/6
(D)	6/12/10.38
(E)	12.76 LAM
(F)	6.38 LAM

REFER TO ACOUSTIC REPORT AS PREPARED BY SLR FOR FULL DESCRIPTION OF GLAZING TYPES

MATERIALS & COLOUR SCHEDULE - TOWER APARTMENTS

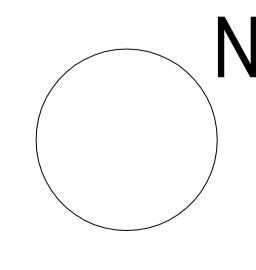
16	COLOUR TO MATCH DULUX NATURAL WHITE	19	TIMBER LOOK PANNELLING CLADDING & BATTENS	23	PRECAST WALL PANES REBATED SYSTEM	27	BALUSTRADING SOLID AREAS
17	COLOUR TO MATCH COLOURBOND IRONSTONE	20	TEXTURED WALL 1	24	PRECAST WALL PANELS	28	BALUSTRADING GLAZED SYSTEM
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	• CANOPY ROOFING	22	FEATURE WALL	26	VITRACORE G2 WHITE	30	METAL SCREENING
	• METAL WORKS						
	• DOWNPIPES						

ALL NOTED HEIGHTS OF THE BUILDING ARE MEASURED FROM CORRESPONDING EXISTING NATURAL GROUND LEVELS
 NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

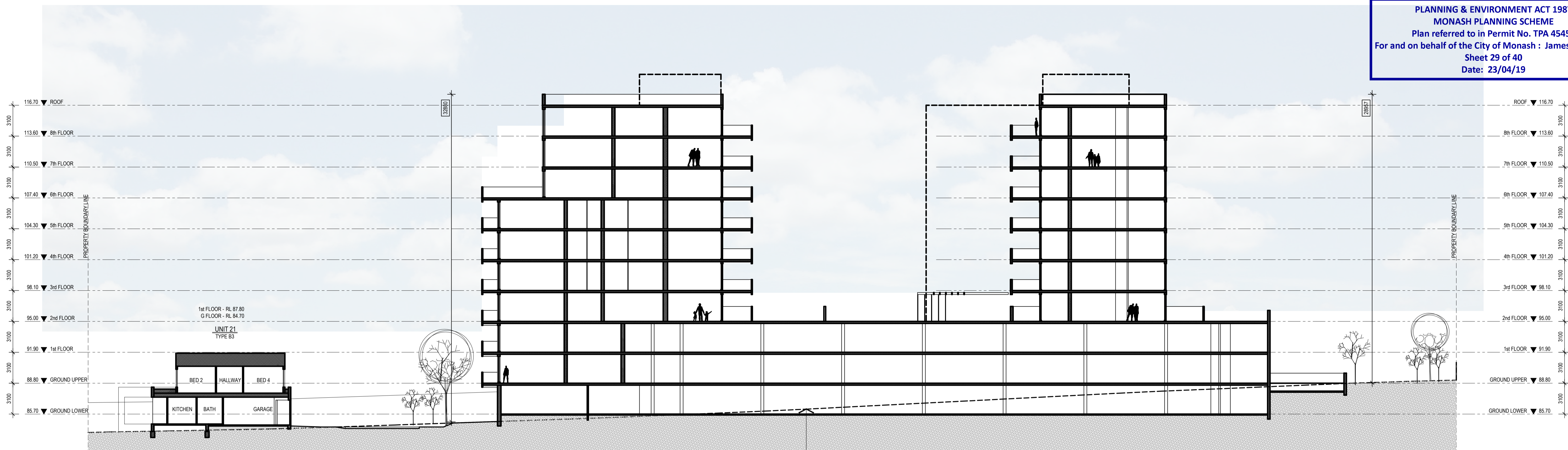
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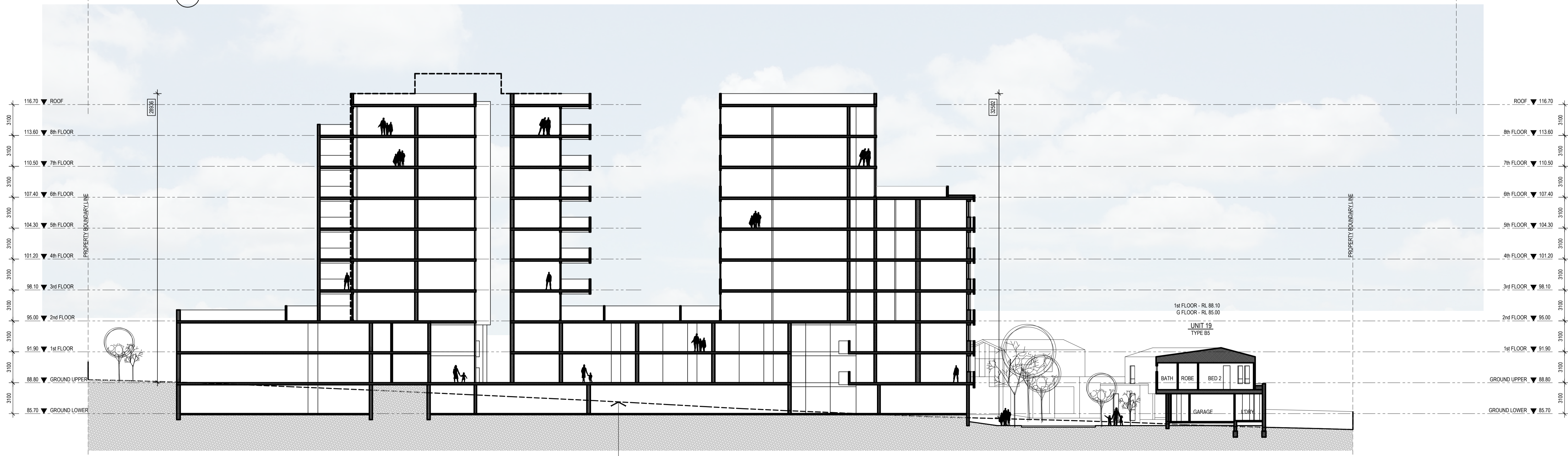
N PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 TOWER ELEVATIONS

- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:200 @ A1
DWG No:	REV:
TB05	P5
	MAR 18 2019



○ SITE SECTION - A



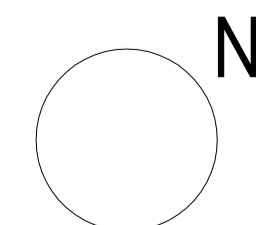
○ SITE SECTION - B

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

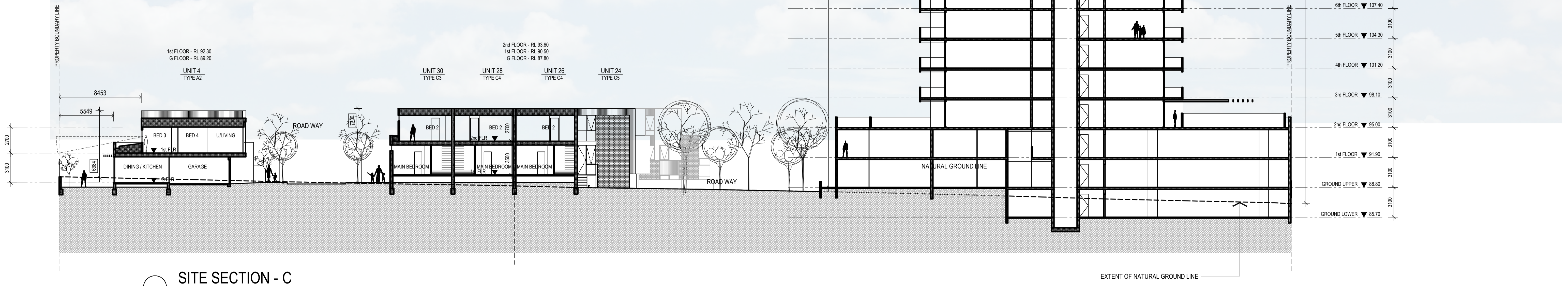
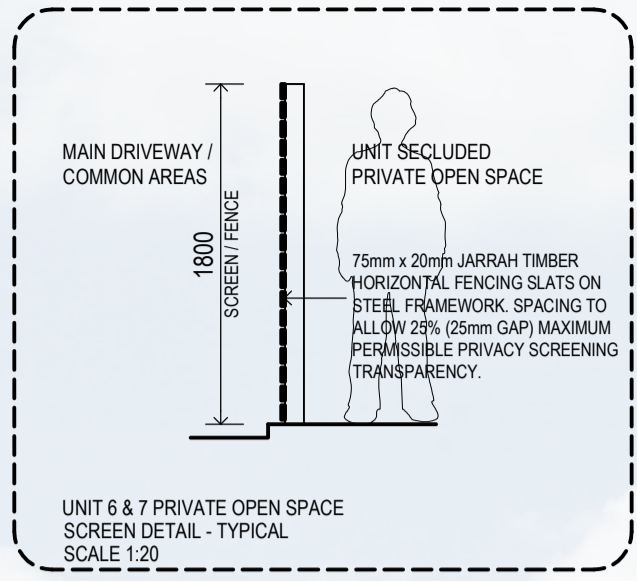
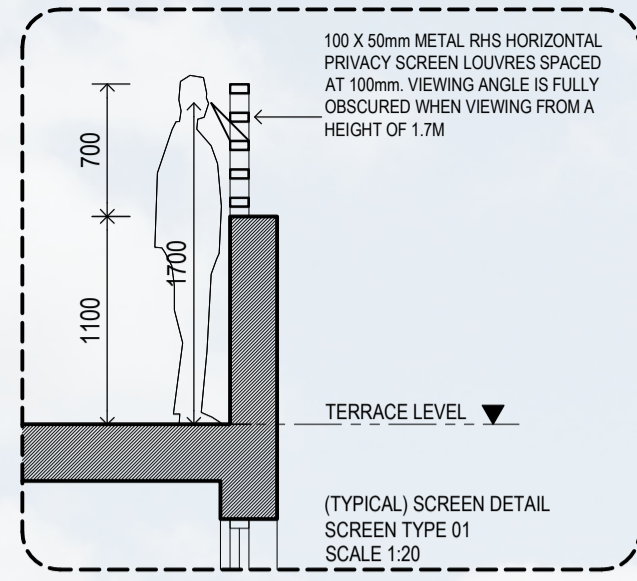
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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 SECTIONAL VIEWS

- INFORMATION -

DATE: MAR-18-19	SCALE: 1:200 @ A1 1:400 @ A3
DWG No: TB06	REV: P5 MAR 18 2019



SITE SECTION - C



SITE SECTION - D

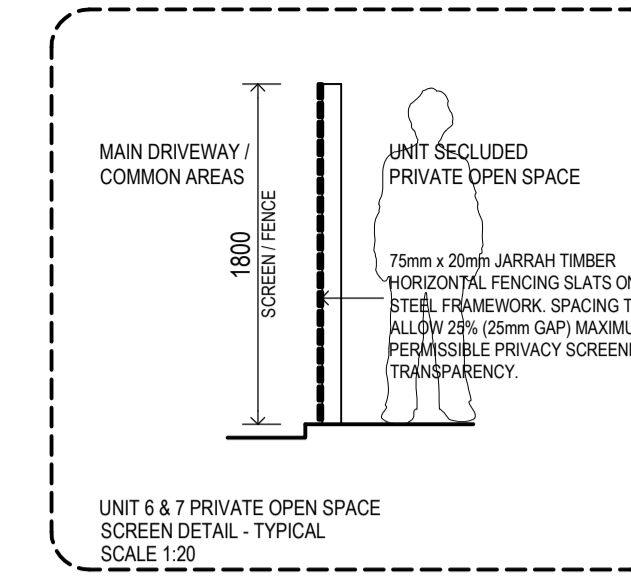
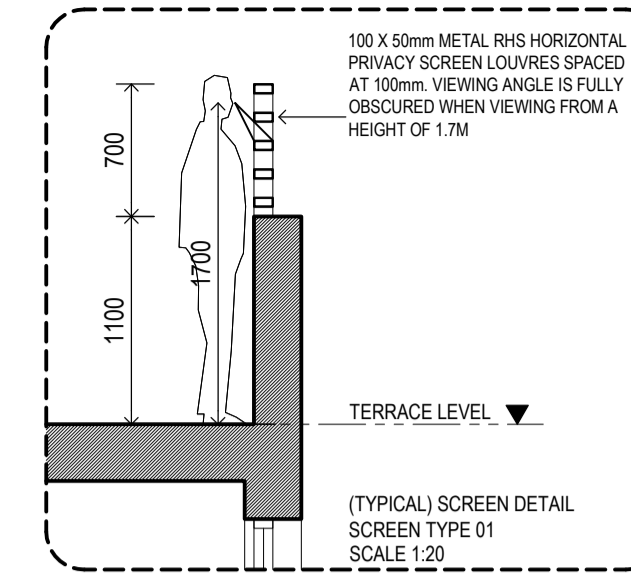
NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:			
No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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N PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 SECTIONAL VIEWS

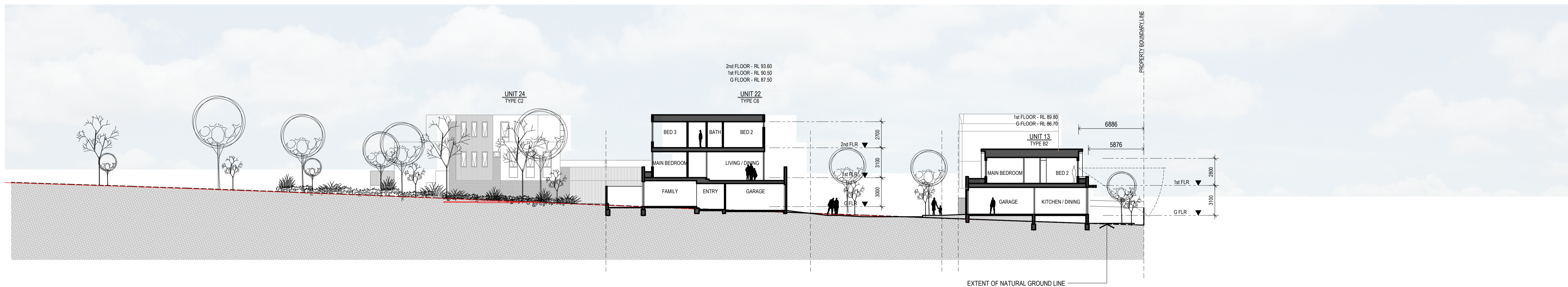
- INFORMATION -			
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MAR-18-19	1:200 @ A1 1:400 @ A3	TB07	P5
		MAR 18 2019	



PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 31 of 40
 Date: 23/04/19



SITE SECTION - E



SITE SECTION - F

REVISIONS:			
No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

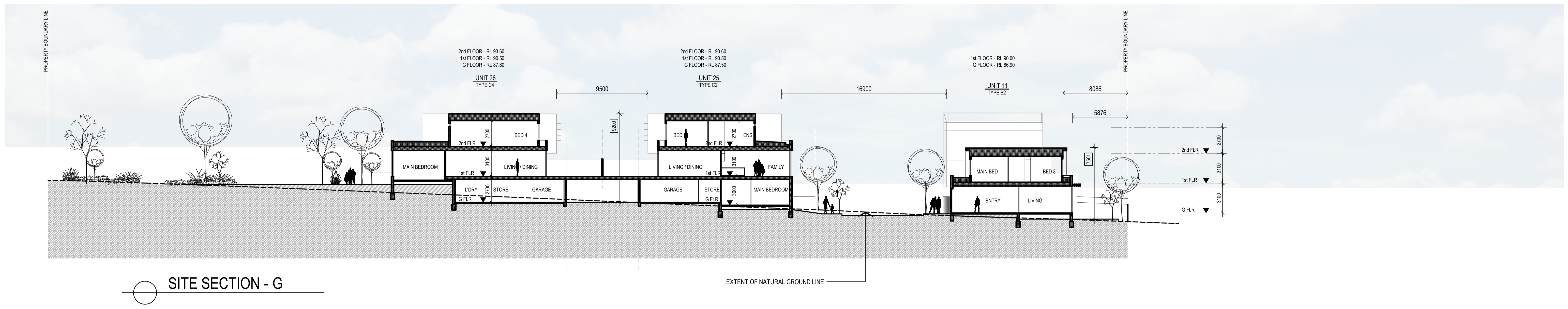
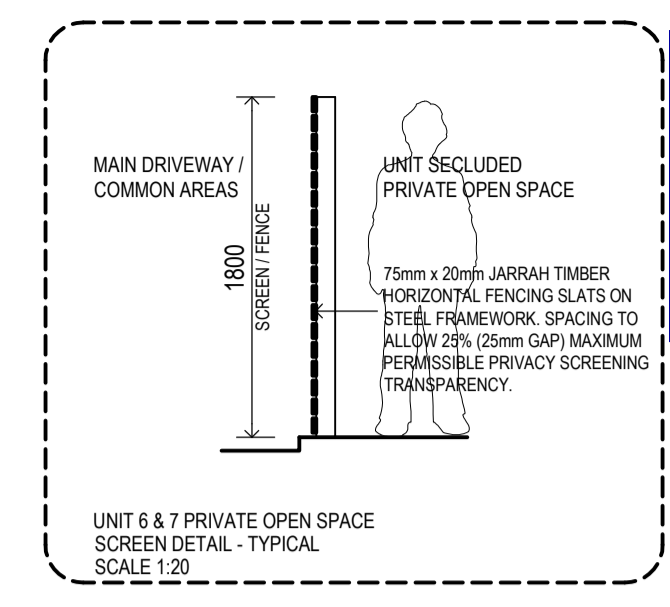
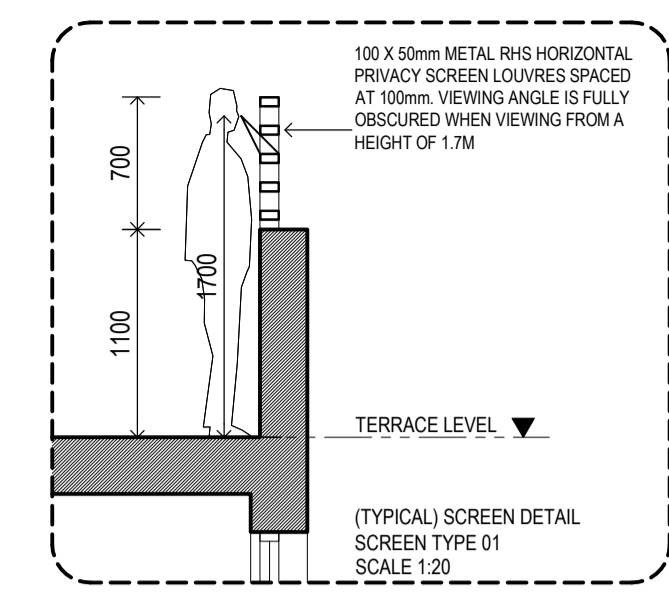
NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

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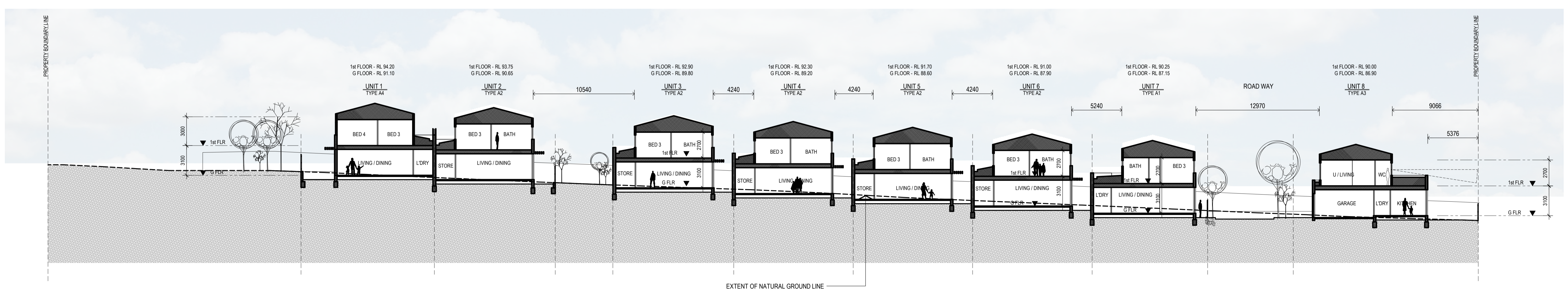
N PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 SECTIONAL VIEWS

- INFORMATION -			
DATE:	SCALE:	DWG No:	REV:
MAR-18-19	1:200 @ A1	TB08	P5
	1:400 @ A3		
			MAR 18 2019

SGOURAKIS ARCHITECTS
 2 JACKSONS PLACE, HANWORTH VIC 3170
 T: 93 961 986
 INFO@SGOURAKISARCHITECTS.COM



SITE SECTION - G



SITE SECTION - H

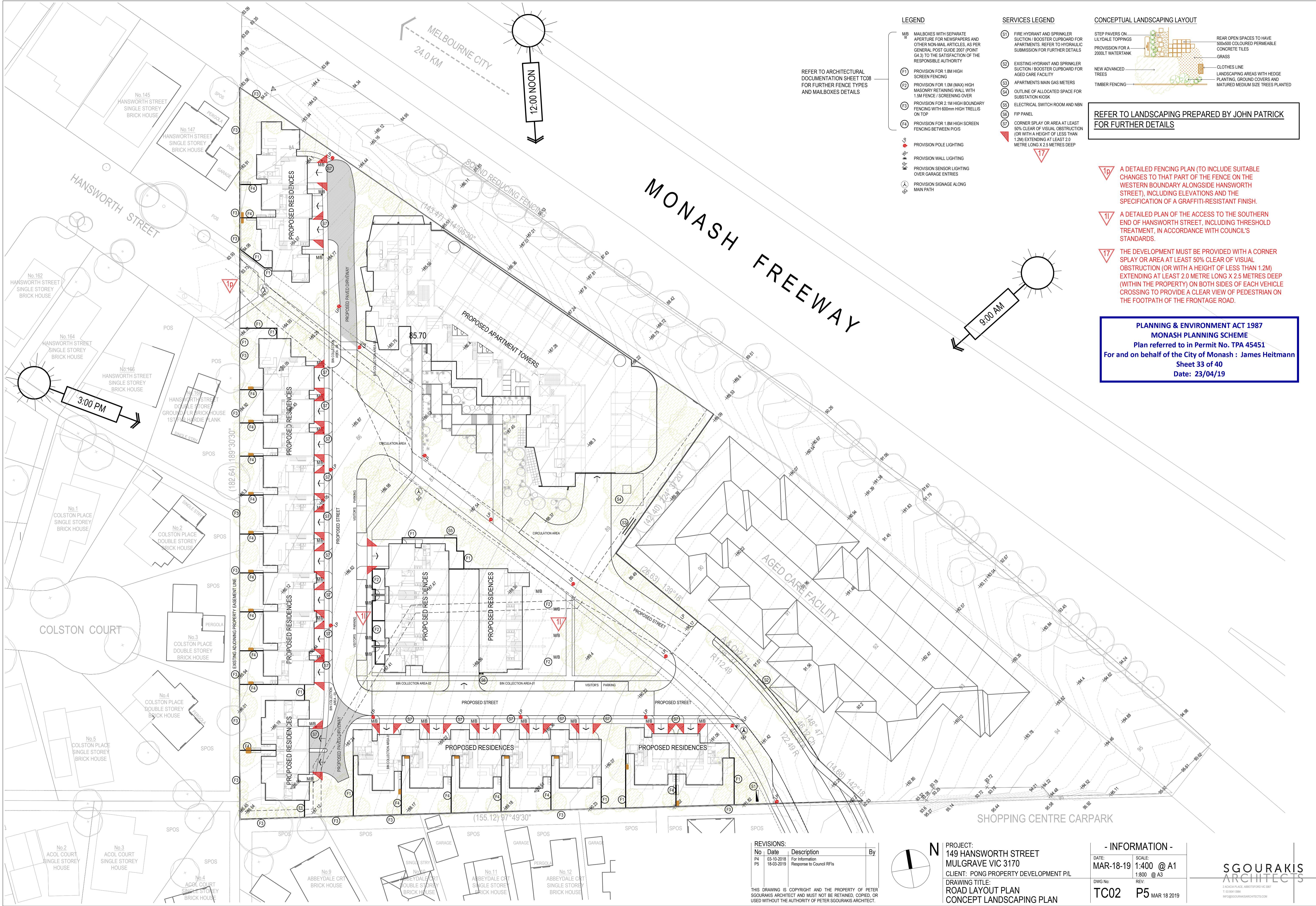
NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:			
No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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N PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 SECTIONAL VIEWS

- INFORMATION -			
DATE:	SCALE:	DATE:	SCALE:
MAR-18-19	1:200 @ A1		
	1:400 @ A3		
DWG No:	REV:	DATE:	SCALE:
TB09	P5	MAR 18 2019	



LEGEND

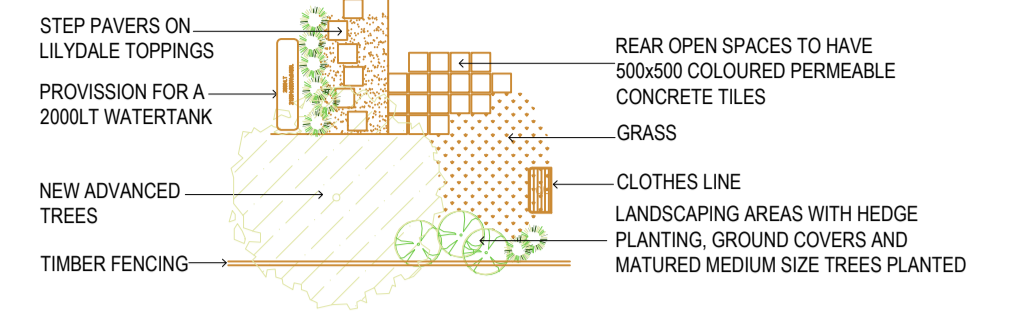
- MB MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES. AS PER GENERAL POST GUIDE 2007 (POINT G4.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
- F1 PROVISION FOR 1.8M HIGH SCREEN FENCING
- F2 PROVISION FOR 1.0M (MAX) HIGH MASONRY RETAINING WALL WITH 1.5M FENCE / SCREENING OVER
- F3 PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
- F4 PROVISION FOR 1.8M HIGH SCREEN FENCING BETWEEN PIDS
- LP PROVISION POLE LIGHTING
- WP PROVISION WALL LIGHTING
- SL PROVISION SENSOR LIGHTING OVER GARAGE ENTRIES
- SP PROVISION SIGNAGE ALONG MAIN PATH

REFER TO ARCHITECTURAL DOCUMENTATION SHEET TC08 FOR FURTHER FENCE TYPES AND MAILBOXES DETAILS

SERVICES LEGEND

- S1 FIRE HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR APARTMENTS. REFER TO HYDRAULIC SUBMISSION FOR FURTHER DETAILS
- S2 EXISTING HYDRANT AND SPRINKLER SUCTION / BOOSTER CUPBOARD FOR AGED CARE FACILITY
- S3 APARTMENTS MAIN GAS METERS
- S4 OUTLINE OF ALLOCATED SPACE FOR SUBSTATION KIOSK
- S5 ELECTRICAL SWITCH ROOM AND NBN
- S6 FIP PANEL
- S7 CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTION (OR WITH A HEIGHT OF LESS THAN 1.2M) EXTENDING AT LEAST 2.0 METRE LONG X 2.5 METRES DEEP

CONCEPTUAL LANDSCAPING LAYOUT



REFER TO LANDSCAPING PREPARED BY JOHN PATRICK FOR FURTHER DETAILS

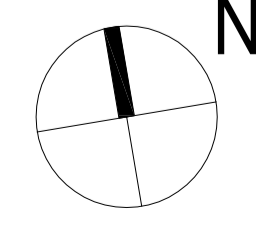
- 10 A DETAILED FENCING PLAN (TO INCLUDE SUITABLE CHANGES TO THAT PART OF THE FENCE ON THE WESTERN BOUNDARY ALONGSIDE HANSWORTH STREET), INCLUDING ELEVATIONS AND THE SPECIFICATION OF A GRAFFITI-RESISTANT FINISH.
- 11 A DETAILED PLAN OF THE ACCESS TO THE SOUTHERN END OF HANSWORTH STREET, INCLUDING THRESHOLD TREATMENT, IN ACCORDANCE WITH COUNCIL'S STANDARDS.
- 17 THE DEVELOPMENT MUST BE PROVIDED WITH A CORNER SPLAY OR AREA AT LEAST 50% CLEAR OF VISUAL OBSTRUCTION (OR WITH A HEIGHT OF LESS THAN 1.2M) EXTENDING AT LEAST 2.0 METRE LONG X 2.5 METRES DEEP (WITHIN THE PROPERTY) ON BOTH SIDES OF EACH VEHICLE CROSSING TO PROVIDE A CLEAR VIEW OF PEDESTRIAN ON THE FOOTPATH OF THE FRONTAGE ROAD.

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 33 of 40
 Date: 23/04/19

REVISIONS:

No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 ROAD LAYOUT PLAN
 CONCEPT LANDSCAPING PLAN

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:400 @ A1
 1:800 @ A3
 DWG No: TC02
 REV: P5
 MAR 18 2019

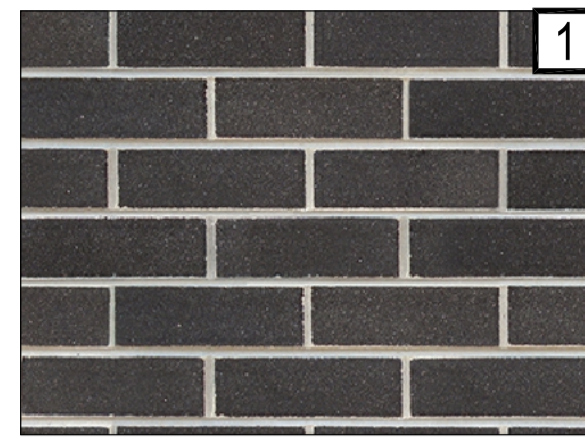


MATERIALS & COLOUR SCHEDULE - RESIDENTIAL UNITS

GARAGE DOOR TYPES



FACE BRICKWORK



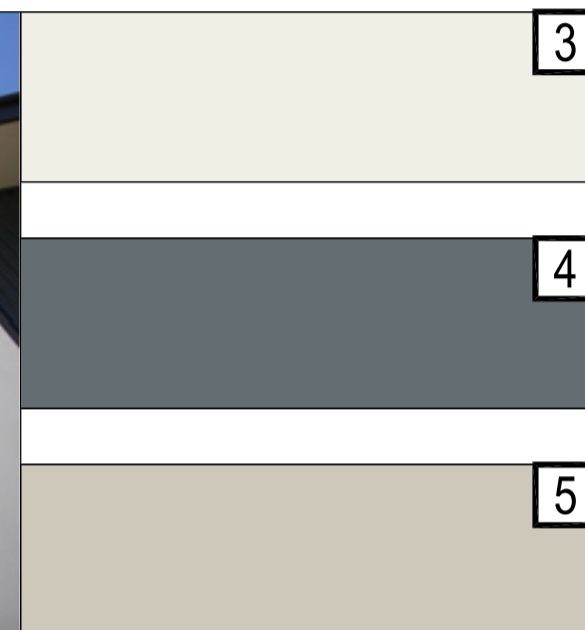
1 BRAHMAN GRANITE
- BRICK WORK 1
BOWRAL BRICKS OR SIMILAR



2 SIMMENTAL SILVER
- BRICK WORK 2
BOWRAL BRICKS OR SIMILAR

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA 45451
For and on behalf of the City of Monash : James Heitmann
Sheet 34 of 40
Date: 23/04/19

JAMES HARDIE FC SHEET WALL PANELS SELECT PAINT FINISH



3 DULUX NATURAL WHITE
4 DULUX GUILD GREY
5 DULUX WHITE DUCK



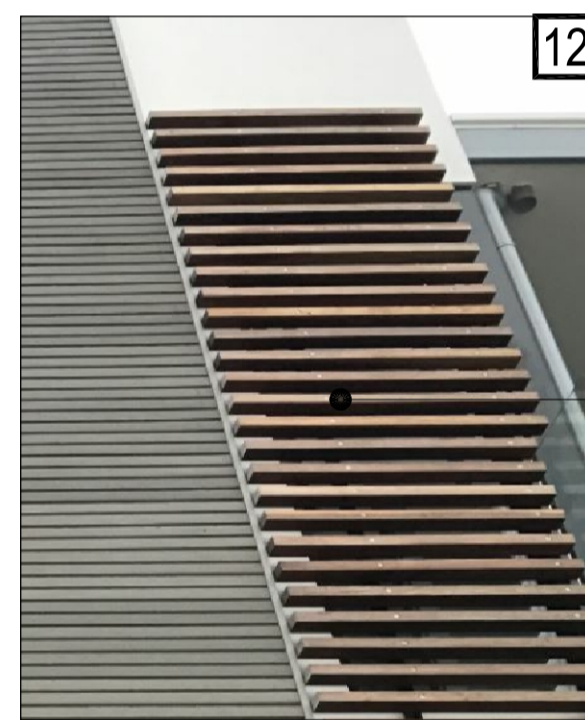
6 COLORBOND IRONSTONE
- WINDOWS FRAMES



7 COLORBOND WINDSPRAY
- CANOPY ROOFING
- METAL WORKS
- DOWN PIPES

TEXTURED WALL PANELS SELECT PAINT FINISH
REBATED VERTICAL WALL PANELS SELECT PAINT FINISH
FC SHEET "EXPRESSED-JOINT" WALL PANELS SELECT PAINT FINISH
- RENDERED SURFACES
- REBATED CLADDING
- FC SHEET PANELS

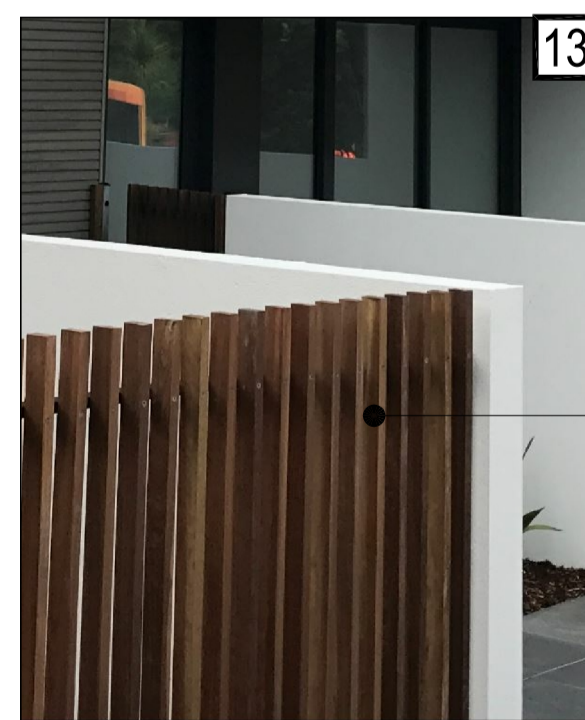
TIMBER FINISH EXTERNAL CLADDING (11)
EXTENDED SILL SURROUND TO WINDOWS
ALUMINIUM WINDOW FRAMING



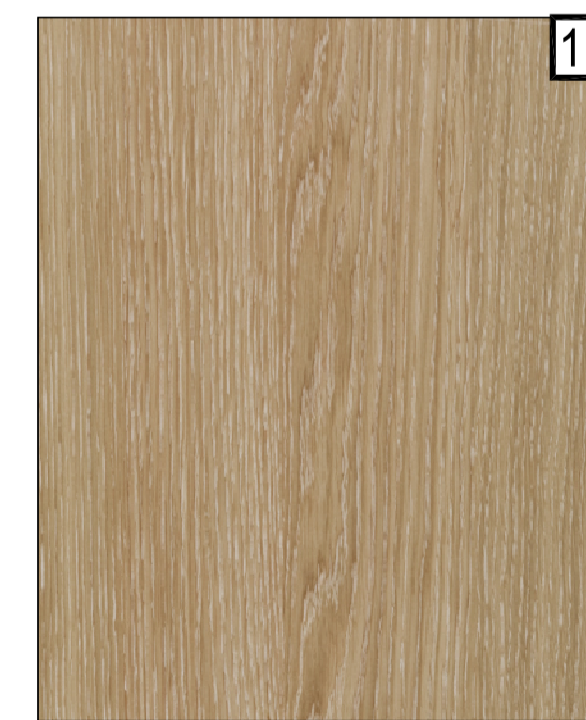
12
HORIZONTAL WINDOW SCREENING
TIMBER FINISH
SCULPTFORM CONCEPT CLICK SCREENING SYSTEM OR SIMILAR



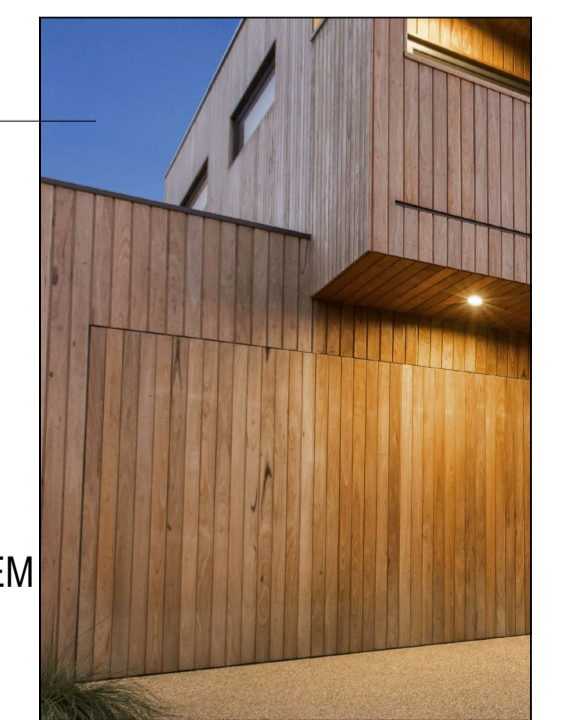
PICTURE FRAMING FACADE TO TERRACE UNITS WITH VERTICAL SCREENING



13
TIMBER (TIMBER LOOK) OR METAL UPRIGHT BATTEN SCREEN FENCING TO COURTYARD AREA TO ACHIEVE 25% SCREENING
SCULPTFORM CONCEPT CLICK SCREENING SYSTEM OR SIMILAR



11 TIMBER FINISH
- EXTERNAL CLADDING
- EXTERNAL SCREENING
RADIAL TIMBER SHIPLAP FACADE SYSTEM OR SIMILAR
SCULPTFORM CONCEPT CLICK SCREENING SYSTEM OR SIMILAR



16 A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.
NOTE: GLAZING AND FACADE ELEMENTS TO THE TOWER TO BE IN ACCORDANCE WITH ANY BUILDING REGULATIONS RELATING TO EPA STANDARDS FOR GLARE.

REVISIONS:			
No	Date	Description	By
P4	03-10-2018	For information	
P5	18-03-2019	Response to Council RFIs	

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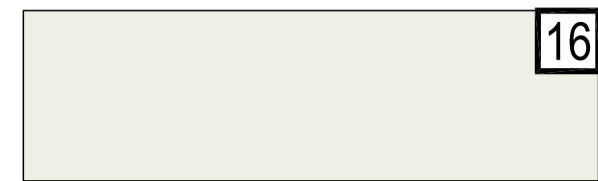
N PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
MATERIALS & COLOUR
SCHEDULE - RESIDENTIAL UNITS

- INFORMATION -
DATE: MAR-18-19 SCALE: @ A1
@ A3
DWG No: TC05 REV: P5
MAR 18 2019

SGOURAKIS ARCHITECTS
124 GARDNER STREET, MELBOURNE VIC 3000
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MATERIALS & COLOUR SCHEDULE - TOWER APARTMENTS

DULUX NATURAL WHITE



16

COLORBOND IRONSTONE



17

COLORBOND WINDSPRAY



18

- CANOPY ROOFING
- METAL WORKS
- DOWN PIPES

TIMBER FINISH

- EXTERNAL CLADDING
- EXTERNAL SCREENING

SCULPTFORM CONCEPT
CLICK SCREENING SYSTEM
OR SIMILAR



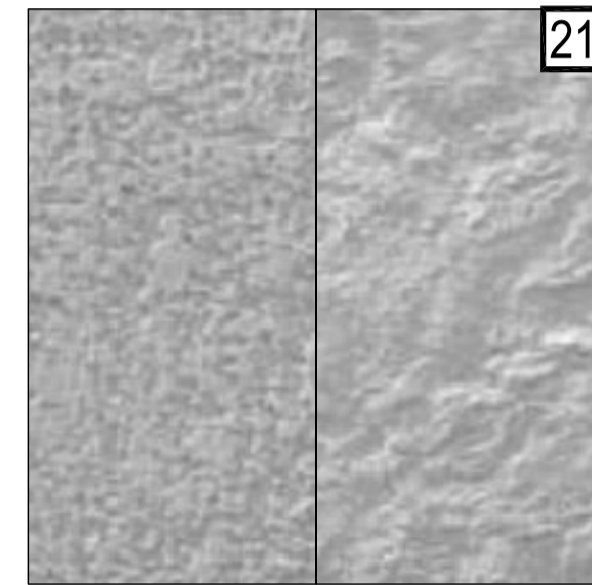
19



20

TEXTURED WALL 1

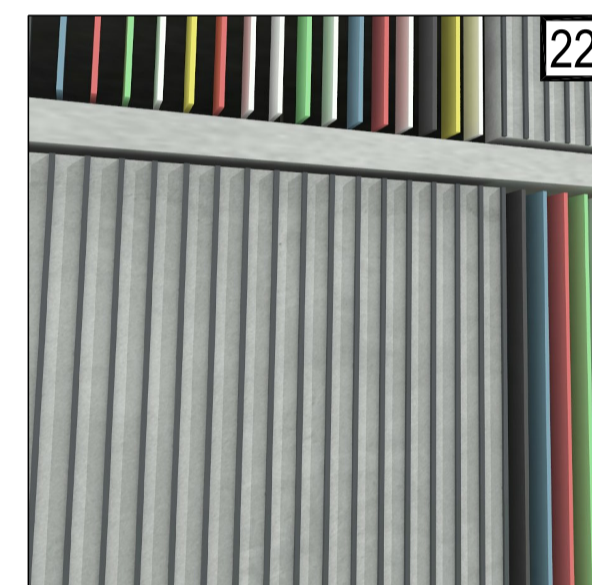
- TOWER WALLS
- FEATURE TEXTURED
- PANEL WALL SURFACE -
- COLOUR TO MATCH
- DULUX STONEBREAD
- S15E2 (OR APPROVED
- EQUIVALENT)



21

TEXTURED WALL 2

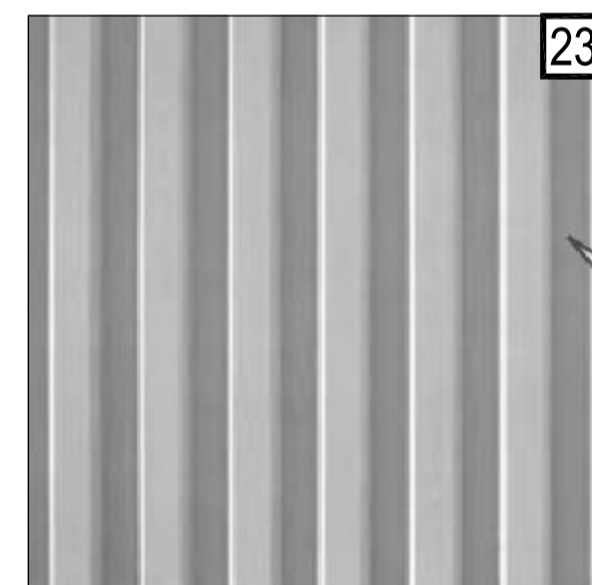
- TOWER WALLS
- APPLIED DULUX ACRATEX
- FINISH (OR APPROVED
- EQUIVALENT) TO NOTED
- COLOUR



22

FEATURE WALL

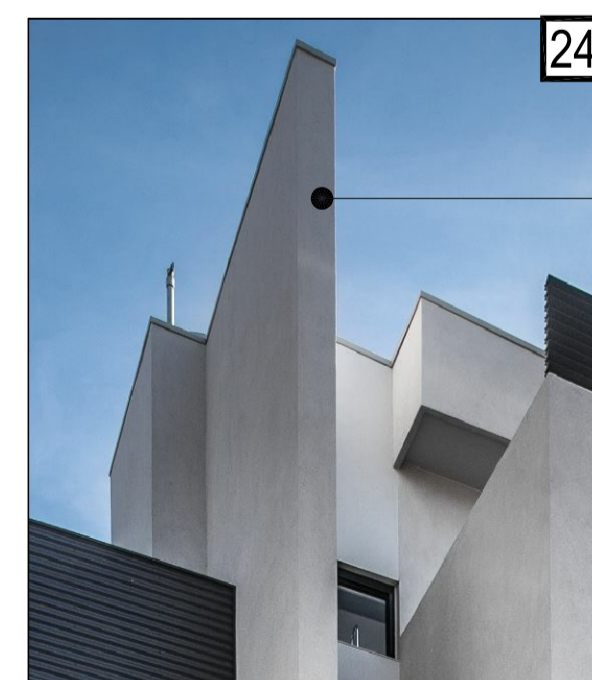
- EXTERNAL FEATURE WALL
- CAR PARKING PODIUM
- MULTI-COLOURED
- BLADE/BATTEN LOUVRED
- FACADE SYSTEM



23

PRECAST PANELS

- TOWER WALLS (RIBBED)
- NATURAL CONCRETE FINISH
- (UNLESS NOTED OTHERWISE)



24

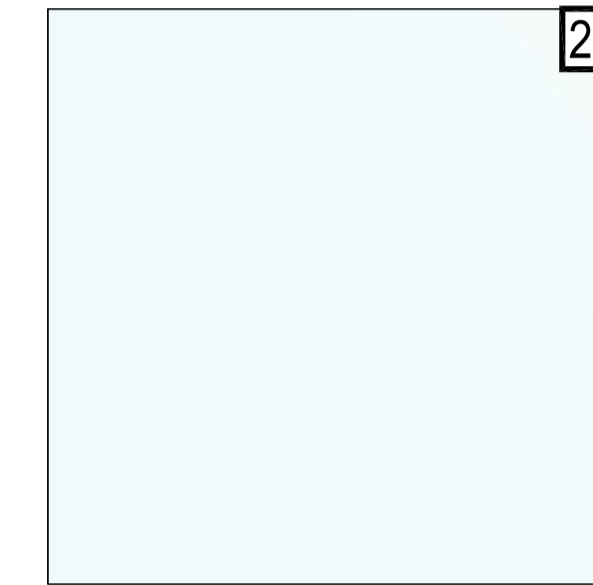
- PRECAST WALL PANELS
- RENDERED FINISH /
- NATURAL FINISH



25

VITRACORE - G2
LIGHT GREY

- CLADDING / LINING TO
- CANOPY AND ASSOCIATED
- ENTRANCE STRUCTURE



26

VITRACORE - G2
WHITE

- CLADDING / LINING TO
- CANOPY AND ASSOCIATED
- ENTRANCE STRUCTURE



27

SOLID BALUSTRADING
TO TERRACE AREAS

GLAZED PARTITION PANELS
TO OUTDOOR OPEN SPACES



28



29

GLAZED BALUSTRADING
TO TERRACES



30

METAL SCREENING



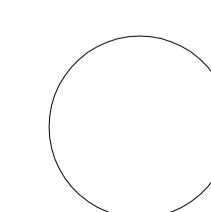
16 A DETAILED SCHEDULE OF ALL MATERIALS AND FINISHES INCLUDING SAMPLES, COLOURED ELEVATIONS AND PERSPECTIVES. THE FACADES OF THE TOWER BUILDINGS MUST CONFIRM THE GLASS AND OTHER REFLECTIVE MATERIALS MEET THE RELEVANT EPA STANDARD FOR GLARE.

NOTE: GLAZING AND FACADE ELEMENTS TO THE TOWER TO BE IN ACCORDANCE WITH ANY BUILDING REGULATIONS RELATING TO EPA STANDARDS FOR GLARE.

REVISIONS:

No	Date	Description	By
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P5	18-03-2019	Response to Council RFIs	

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PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
MATERIALS & COLOUR
SCHEDULE - TOWERS

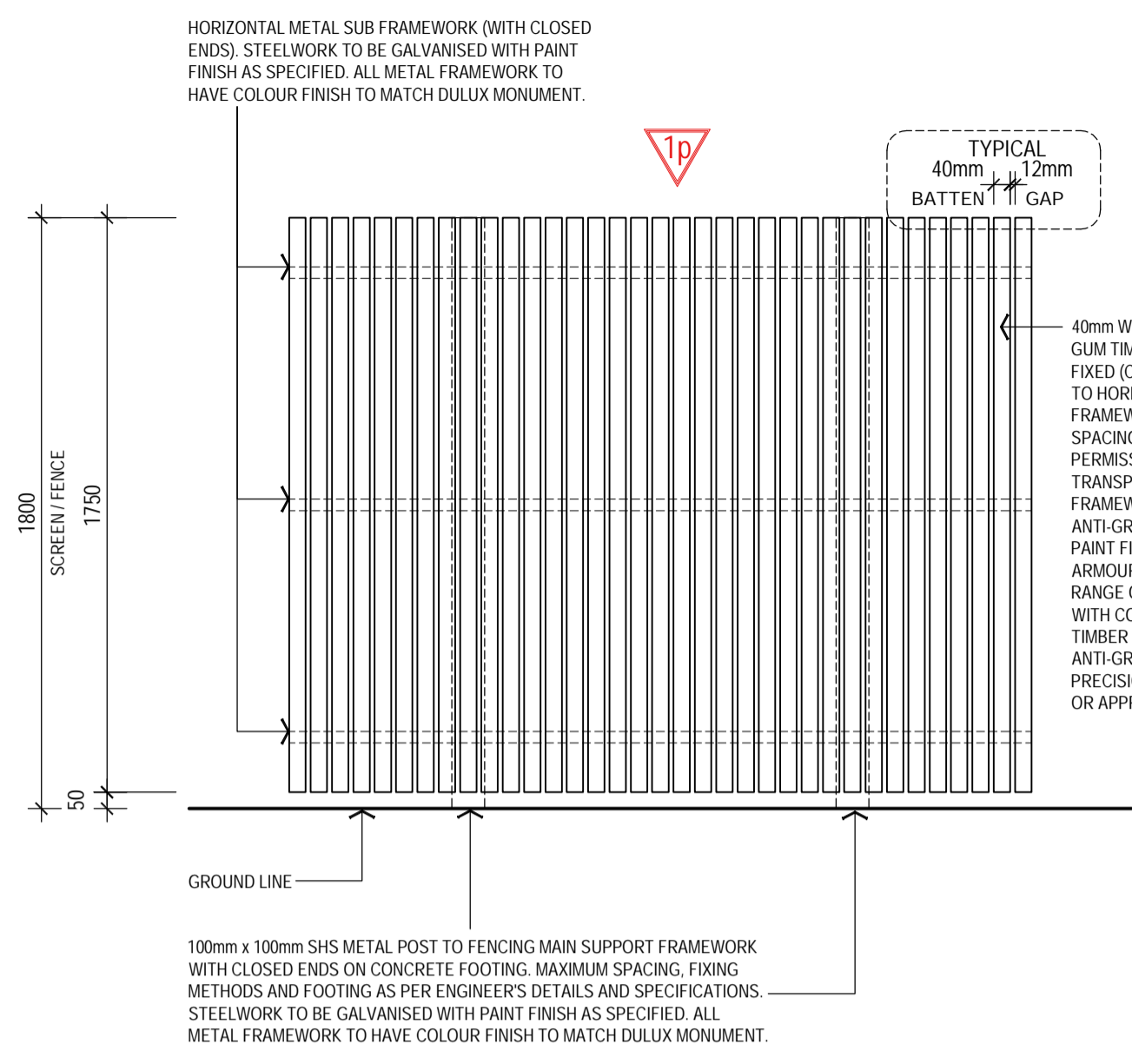
- INFORMATION -

DATE: MAR-18-19
SCALE: @ A1
@ A3
DWG No: TC05a
REV: P5
MAR 18 2019

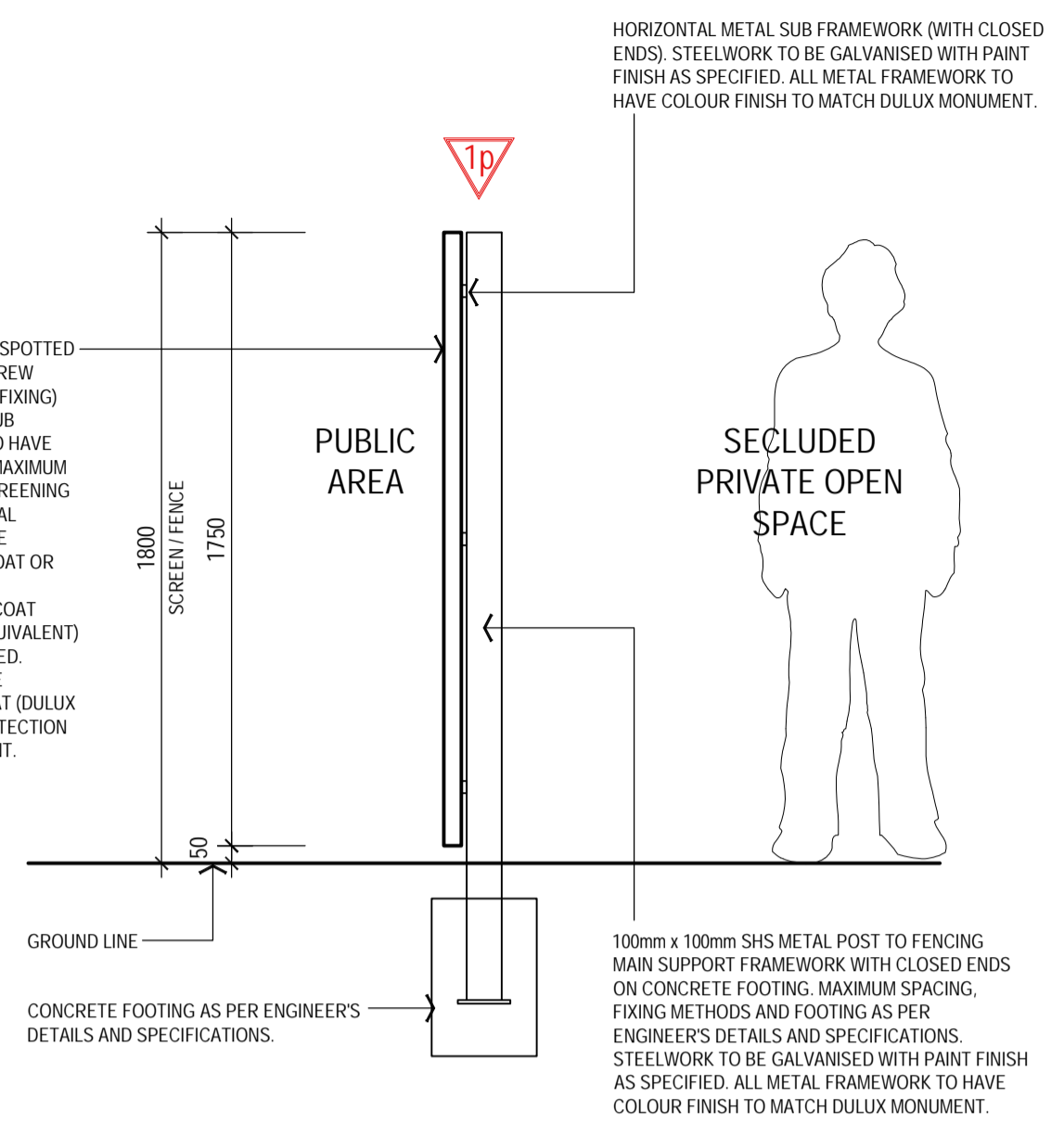
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MONASH PLANNING SCHEME
Plan referred to in Permit No. TPA 45451
For and on behalf of the City of Monash : James Heitmann
Sheet 35 of 40
Date: 23/04/19

PLANNING & ENVIRONMENT ACT 1987
MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 36 of 40
 Date: 23/04/19

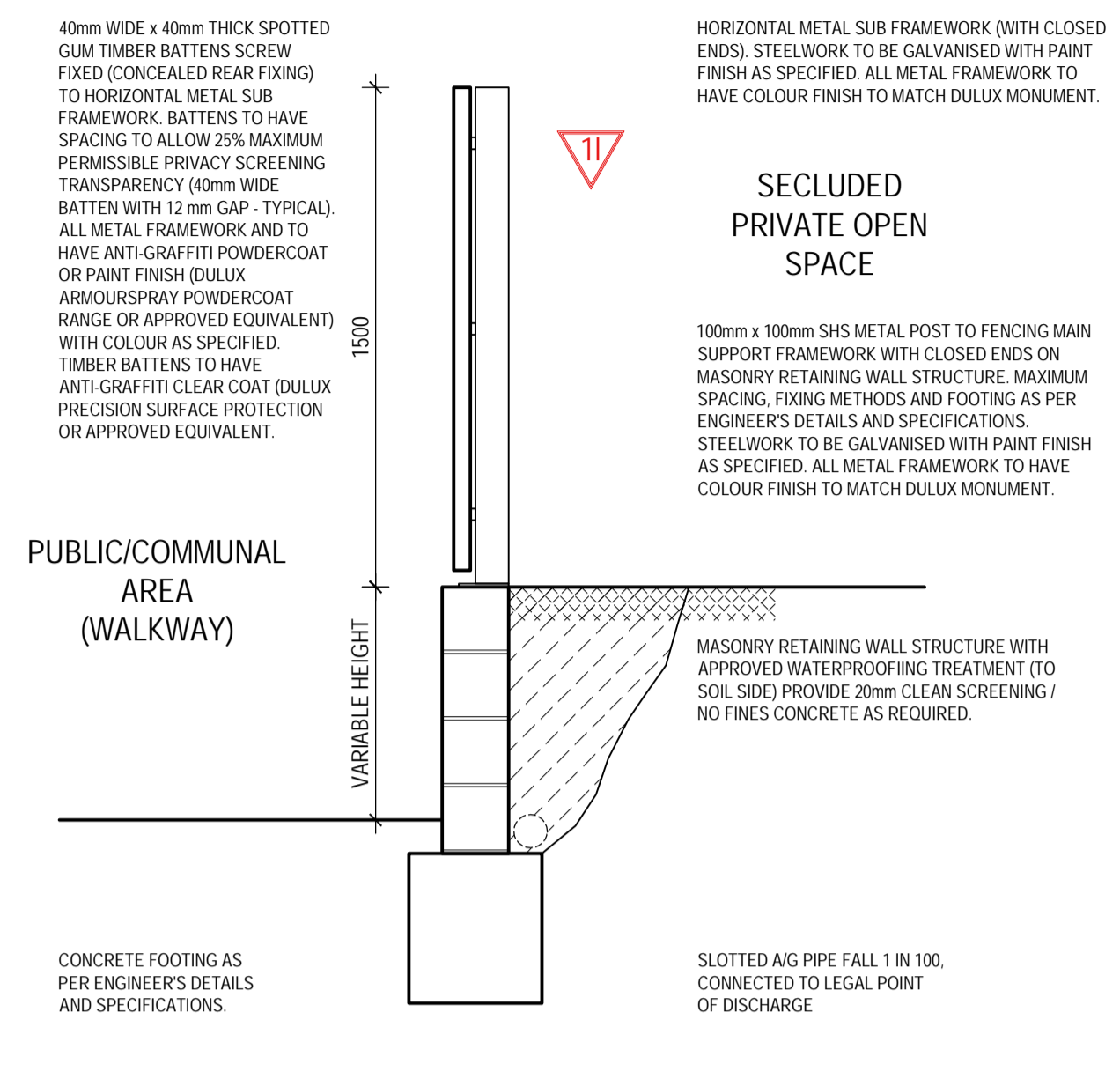


FENCING TYPE - F1
ELEVATION (VIEW FROM PUBLIC/COMMUNAL AREA)
 SCALE 1:20



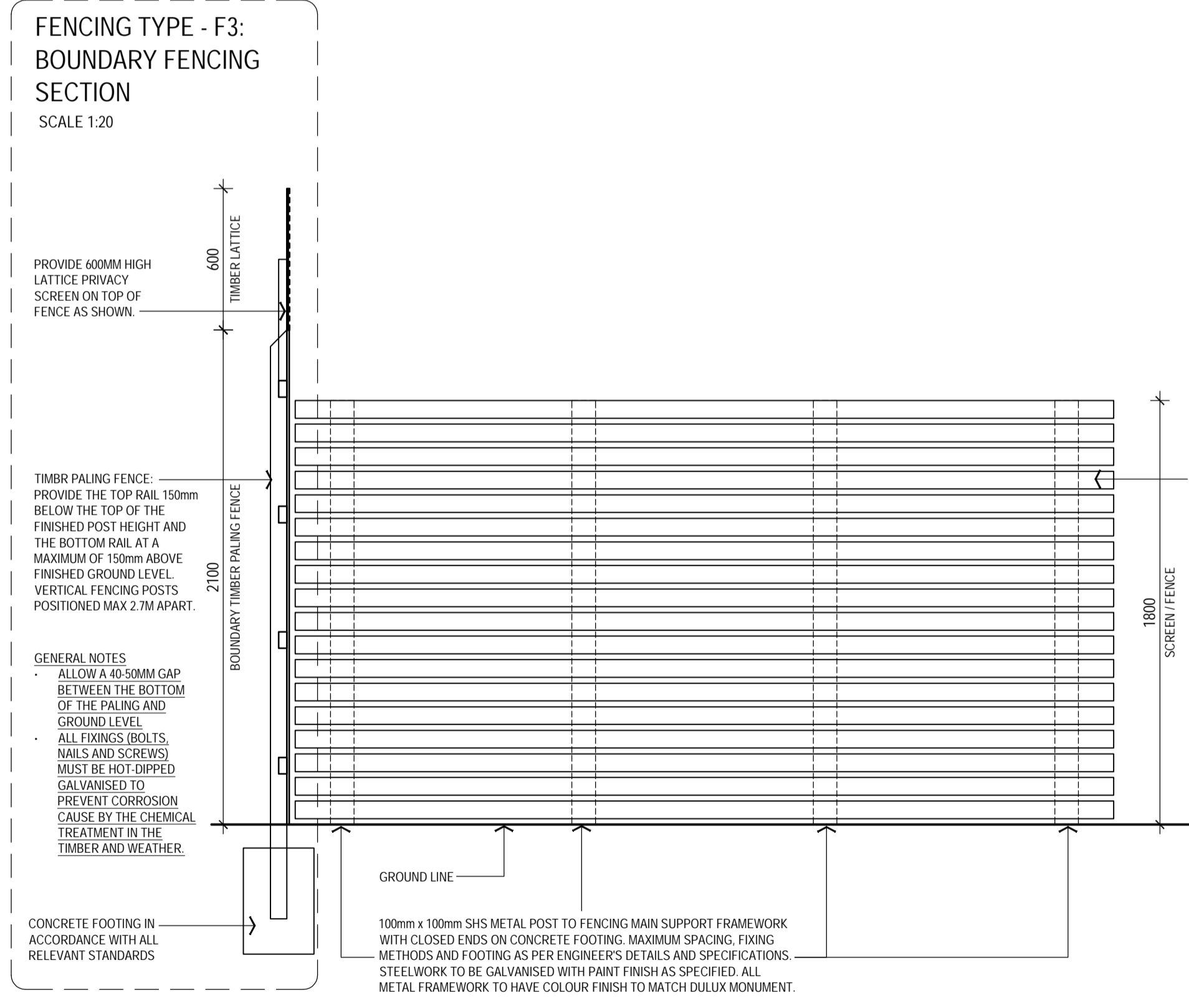
FENCING TYPE - F1
SECTION
 SCALE 1:20

11 A DETAILED FENCING PLAN (TO INCLUDE SUITABLE CHANGES TO THAT PART OF THE FENCE ON THE WESTERN BOUNDARY ALONGSIDE HANSWORTH STREET), INCLUDING ELEVATIONS AND THE SPECIFICATION OF A GRAFFITI-RESISTANT FINISH.

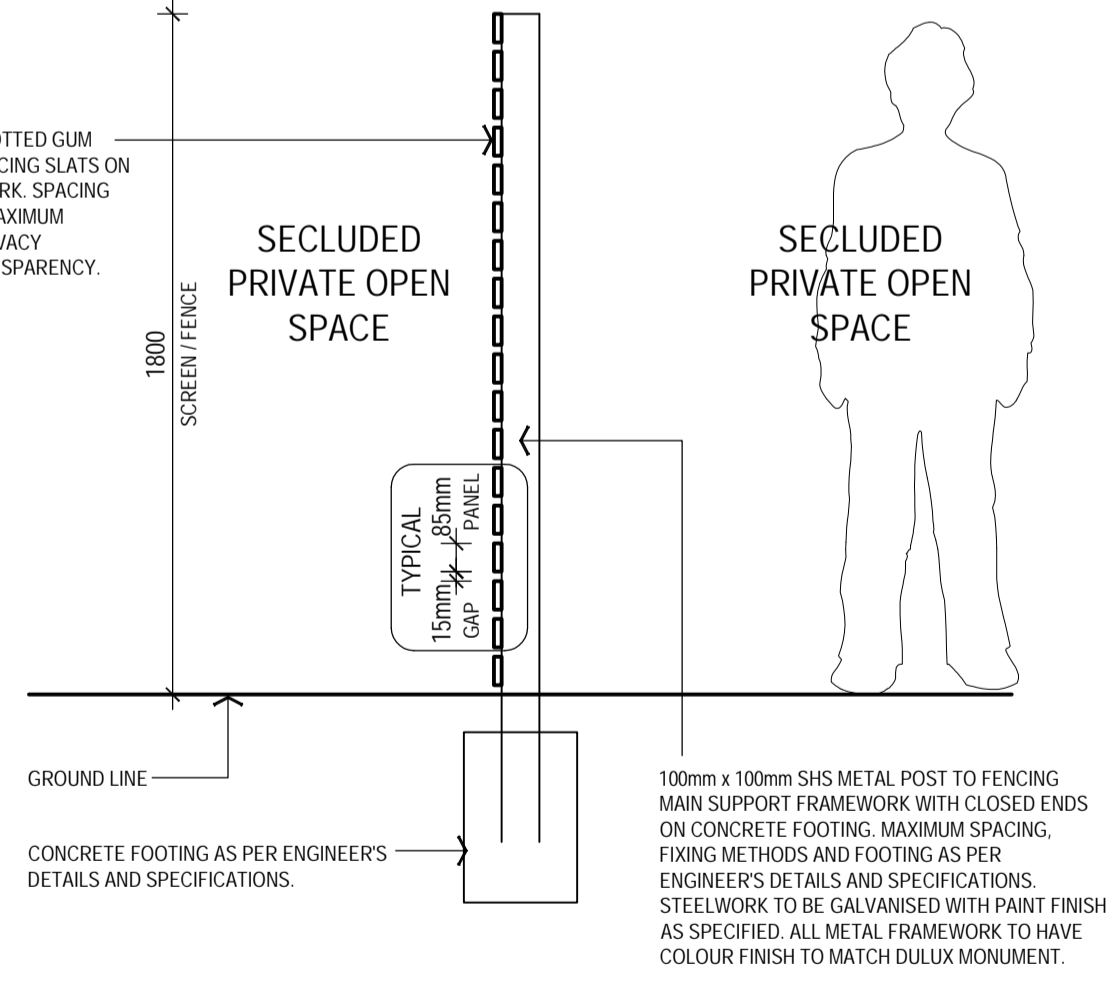


FENCING TYPE - F2
SECTION
 SCALE 1:20

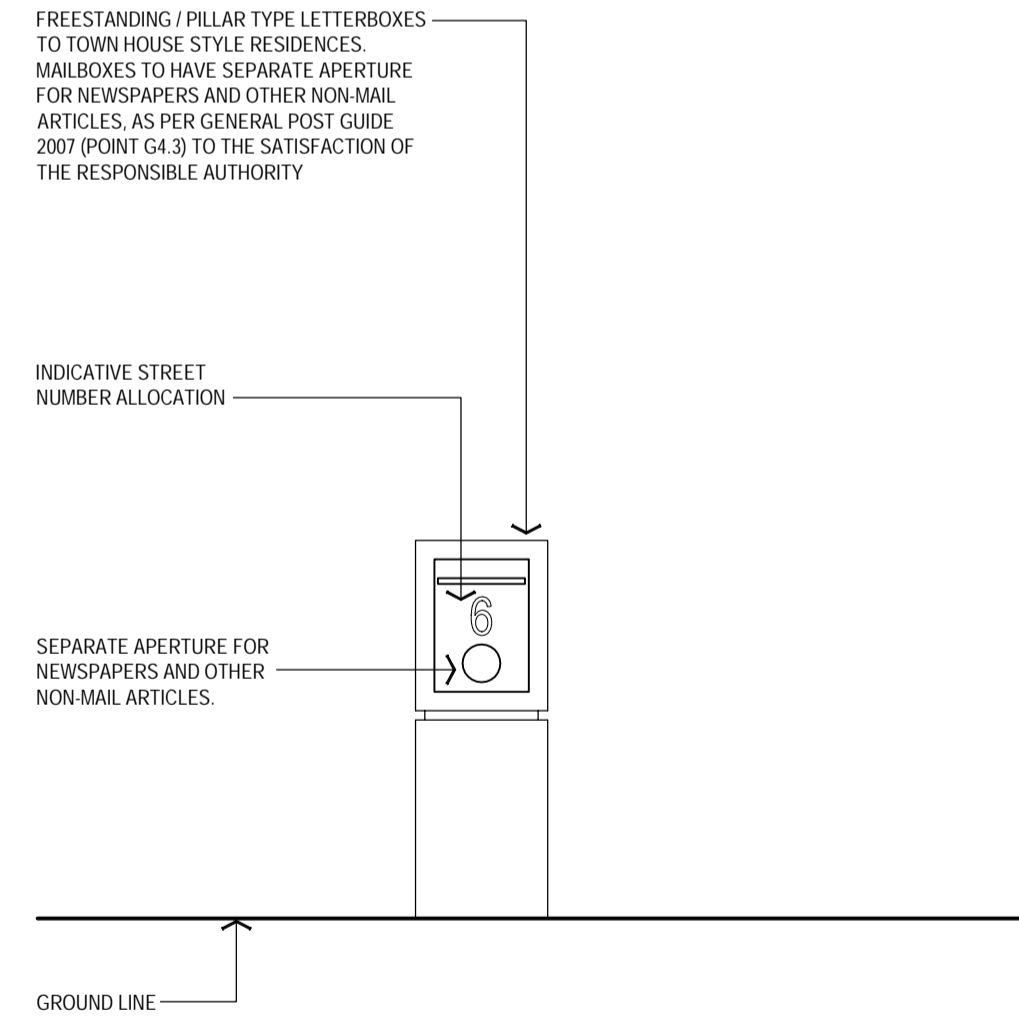
11 A DETAILED PLAN OF THE ACCESS TO THE SOUTHERN END OF HANSWORTH STREET, INCLUDING THRESHOLD TREATMENT, IN ACCORDANCE WITH COUNCIL'S STANDARDS.



FENCING TYPE - F3:
BOUNDARY FENCING SECTION
 SCALE 1:20



FENCING TYPE - F4
ELEVATION
 SCALE 1:20



MB - MAILBOX
ELEVATION (INDICATIVE ONLY)
 SCALE 1:20

G4.3.2 - SIZE OF MAIL BOXES
 AUSTRALIA POST DELIVERS ONLY INTO MAIL BOXES OF AN APPROVED SIZE. MAIL BOX APERTURES MAY BE EITHER HORIZONTAL OR VERTICAL. AUSTRALIA POST RECOMMENDS A SEPARATE APERTURE, BOX OR TUBE TO ACCOMMODATE NEWSPAPERS AND NON-MAIL ARTICLES.

DIMENSION	APPROVED SIZE
INTERNAL DEPTH (FRONT TO BACK)	AT LEAST 230 MM
INTERNAL HEIGHT	AT LEAST 330 MM
INTERNAL HORIZONTAL APERTURE	AT LEAST 230 MM X 30 MM. AT LEAST 130 MM ABOVE INTERNAL BASE
VERTICAL APERTURE	AT LEAST 330 MM X 30 MM. AT LEAST 40 MM ABOVE INTERNAL BASE
SINGLE MAIL BOX - BETWEEN 900 MM AND 1200 MM	
GROUP OF MAILBOXES - BETWEEN 600 MM AND 1600 MM	

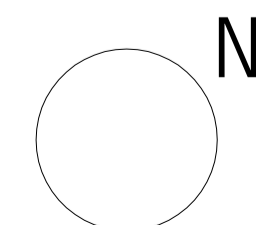
G4.3.3 - LOCATION OF MAIL BOXES
 AUSTRALIA POST DELIVERS ONLY INTO MAIL BOXES IN AN APPROVED LOCATION. MAIL BOXES MUST ALLOW UNHINDERED ACCESS TO THE DELIVERY APERTURE. THE TABLE SHOWS THE LOCATION REQUIREMENTS FOR MAIL BOXES DEPENDING ON THE TYPE OF PREMISES.

TYPE OF PREMISES	APPROVED LOCATION
SINGLE RESIDENTIAL OR COMMERCIAL PREMISES	A SINGLE MAIL BOX ON THE BOUNDARY OF THE PROPERTY WITH THE FOOTPATH OR ROAD. THE MAIL BOX APERTURE MUST FACE THE FOOTPATH OR ROAD. IF THE DOOR OF THE BUILDING ABUTS THE FOOTPATH, THE MAIL BOX APERTURE MAY BE IN THE DOOR. A POSTAL DELIVERY OFFICER MUST BE ABLE TO PLACE MAIL IN THE BOX WITHOUT DISMOUNTING FROM A BICYCLE OR MOTOR CYCLE.
SINGLE RESIDENTIAL OR BUSINESS PREMISES WITH DRIVEWAY ACCESS TO A ROAD	AT THE JUNCTION OF THE DRIVEWAY WITH THE ROAD.
TWO ADJOINING RESIDENTIAL OR BUSINESS PREMISES WITH COMMON DRIVEWAY ACCESS TO A ROAD	BOTH MAIL BOXES AT A COMMON POINT AT THE JUNCTION OF THE DRIVEWAY WITH THE ROAD.
PREMISES WITH MULTIPLE DELIVERY POINTS	A SINGLE GROUP OF MAIL BOXES ON THE BOUNDARY OF THE PROPERTY WITH THE FOOTPATH OR PUBLIC ROAD. THE MAIL BOXES MAY BE AT RIGHT ANGLES TO THE FOOTPATH OR ROAD AND PARALLEL TO THE DRIVEWAY WITH THE FIRST BOX AS CLOSE TO THE BOUNDARY AS POSSIBLE. ADEQUATE PARKING FOR A BICYCLE OR MOTOR CYCLE MUST BE AVAILABLE. A POSTAL DELIVERY OFFICER MUST BE ABLE TO PLACE MAIL IN THE BOXES SAFELY.
MULTI-STORY RESIDENTIAL OR COMMERCIAL BUILDINGS	AS FOR PREMISES WITH MULTIPLE DELIVERY POINTS. IF THE ENTRANCE TO THE BUILDING ABUTS THE FOOTPATH OR ROAD, THE SINGLE GROUP OF MAIL BOXES MAY BE IN THE FOYER AS CLOSE TO THE ENTRANCE AS POSSIBLE. AUSTRALIA POST MAY REQUIRE A MAIL ROOM OR A MAIL LOCKER FOR THE USE OF POSTAL DELIVERY OFFICERS.
VERY LARGE MULTI-STORY RESIDENTIAL OR COMMERCIAL BUILDINGS	A SINGLE GROUP OF MAIL BOXES LOCATED AT A CONVENIENT POINT WITH MOTOR VEHICLE ACCESS IN A SERVICE AREA OR BASEMENT. AUSTRALIA POST MAY REQUIRE A MAIL ROOM OR A MAIL LOCKER FOR THE USE OF POSTAL DELIVERY OFFICERS.

REVISIONS:

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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
 FENCE TYPES & MAILBOXES

- INFORMATION -

DATE:	SCALE:
OCT-03-18	@ A1 @ A3
DWG No:	REV:
TC08	P4

OCT 03 2018

SGOURAKIS ARCHITECTS
 149 HANSWORTH STREET MULGRAVE VIC 3170
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 INFO@SGOURAKISARCHITECTS.COM

3a A 6.0M WIDE (MINIMUM WIDTH) RESERVE/PEDESTRIAN OPEN SPACE LINK MUST BE PROVIDED THROUGH THE LAND PROVIDING FOR A LEGIBLE PEDESTRIAN LINK (PUBLIC ACCESS) FROM HANSWORTH STREET WEST TO HANSWORTH STREET SOUTH. THE LAND WITHIN THE RESERVE MUST BE VESTED TO THE CITY OF MONASH PRIOR TO SUBDIVISION OR OCCUPATION OF ANY DWELLING WITHIN THE APPROVED DEVELOPMENT (WHICHEVER OCCURS FIRST).

3c THE RESERVE/PEDESTRIAN OPEN SPACE LINK MUST BE DESIGNED AND CONSTRUCTED TO THE SATISFACTION OF THE COUNCIL AT FULL COST OF THE PERMIT HOLDER PRIOR TO SUBDIVISION OR OCCUPATION OF ANY DWELLING WITHIN THE PERMITTED DEVELOPMENT (WHICHEVER OCCURS FIRST).

3d PRIOR TO THE DEVELOPMENT COMMENCING, DETAILED ENGINEERING PLANS FOR CIVIL WORKS WITHIN THE RESERVE/PEDESTRIAN OPEN SPACE LINK ARE REQUIRED TO BE SUBMITTED TO COUNCIL FOR APPROVAL. THESE WORKS ARE TO BE DESIGNED, CONSTRUCTED AND INSPECTED TO THE SATISFACTION OF COUNCIL AT THE FULL COST OF THE PERMIT HOLDER.

PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No: TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 37 of 40
 Date: 23/04/19

ACCESS SURFACES SLOPES

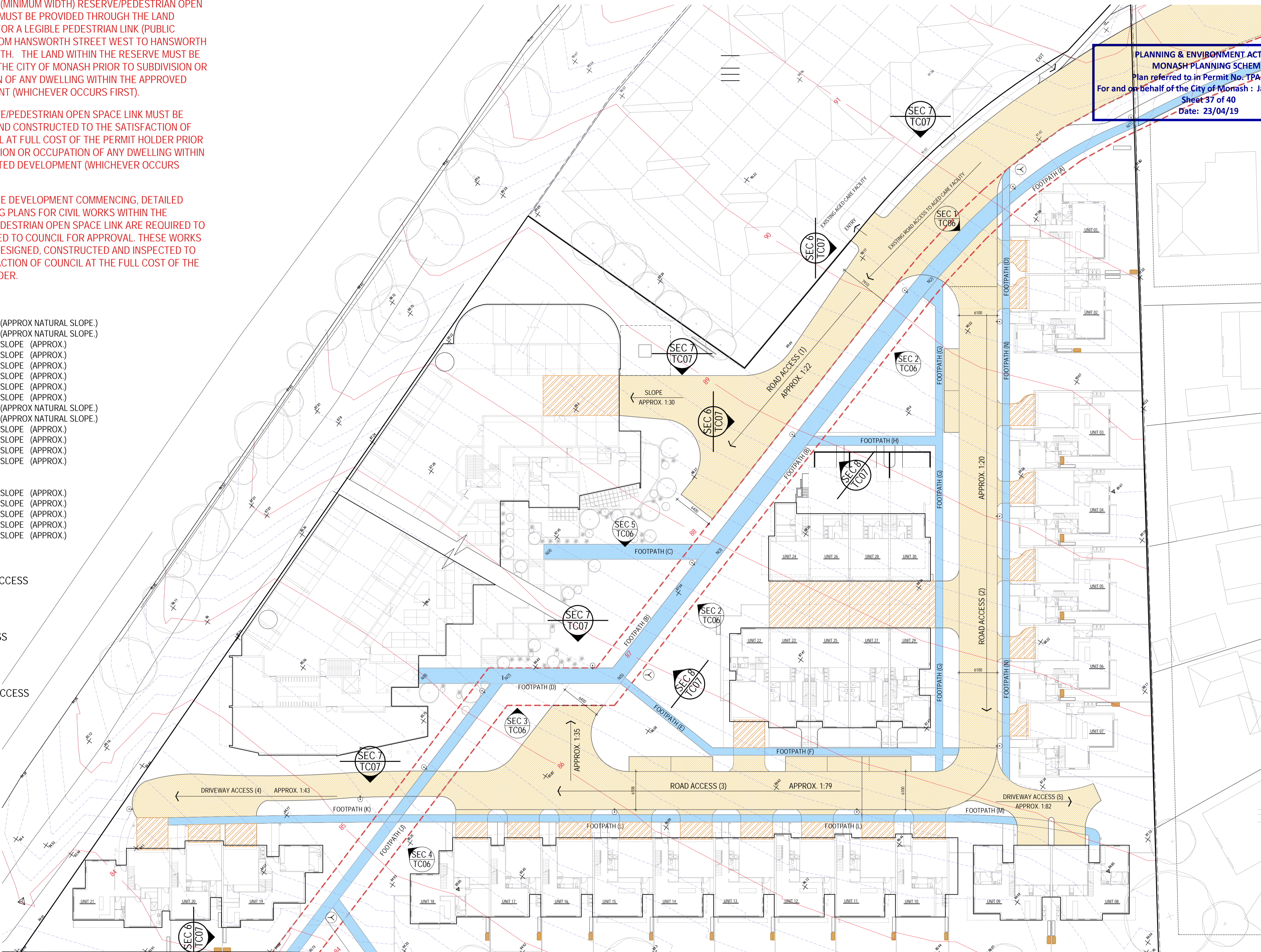
FOOTPATH (A)	1:29 (APPROX NATURAL SLOPE.)
FOOTPATH (B)	1:22 (APPROX NATURAL SLOPE.)
FOOTPATH (C)	1:35 SLOPE (APPROX.)
FOOTPATH (D)	1:28 SLOPE (APPROX.)
FOOTPATH (E)	1:53 SLOPE (APPROX.)
FOOTPATH (F)	1:79 SLOPE (APPROX.)
FOOTPATH (G)	1:20 SLOPE (APPROX.)
FOOTPATH (H)	1:22 SLOPE (APPROX.)
FOOTPATH (J)	1:49 (APPROX NATURAL SLOPE.)
FOOTPATH (K)	1:32 (APPROX NATURAL SLOPE.)
FOOTPATH (L)	1:79 SLOPE (APPROX.)
FOOTPATH (M)	1:82 SLOPE (APPROX.)
FOOTPATH (N)	1:20 SLOPE (APPROX.)
FOOTPATH (O)	1:16 SLOPE (APPROX.)

ROAD ACCESS (1)	1:22 SLOPE (APPROX.)
ROAD ACCESS (2)	1:20 SLOPE (APPROX.)
ROAD ACCESS (3)	1:79 SLOPE (APPROX.)
DRIVEWAY ACCESS (4)	1:43 SLOPE (APPROX.)
DRIVEWAY ACCESS (5)	1:82 SLOPE (APPROX.)

 DRIVEWAY ACCESS

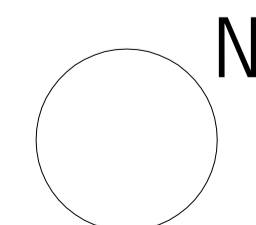
 ROAD ACCESS

 FOOTPATH ACCESS



No	Date	Description	By
P4	03-10-2018	For information	

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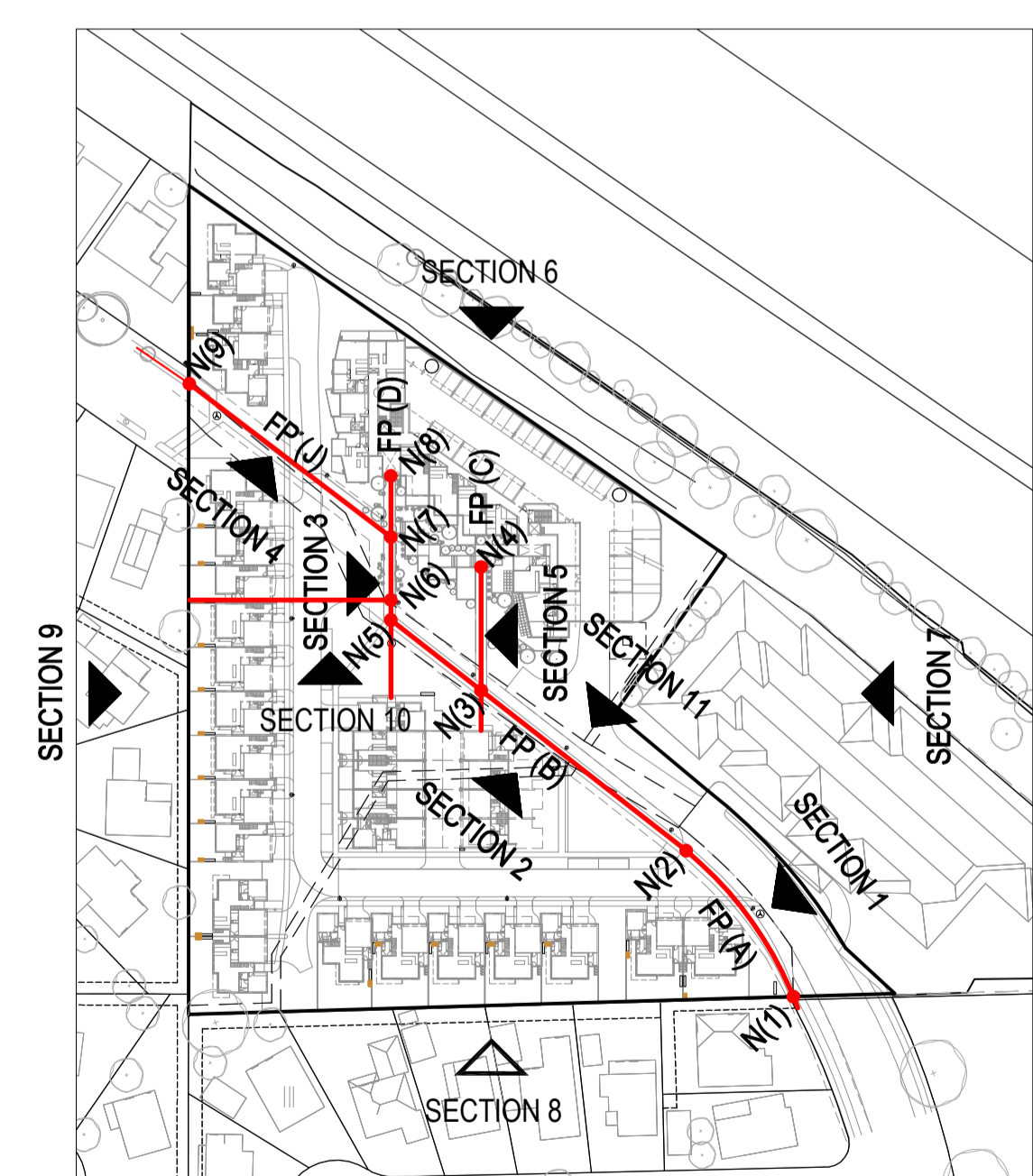
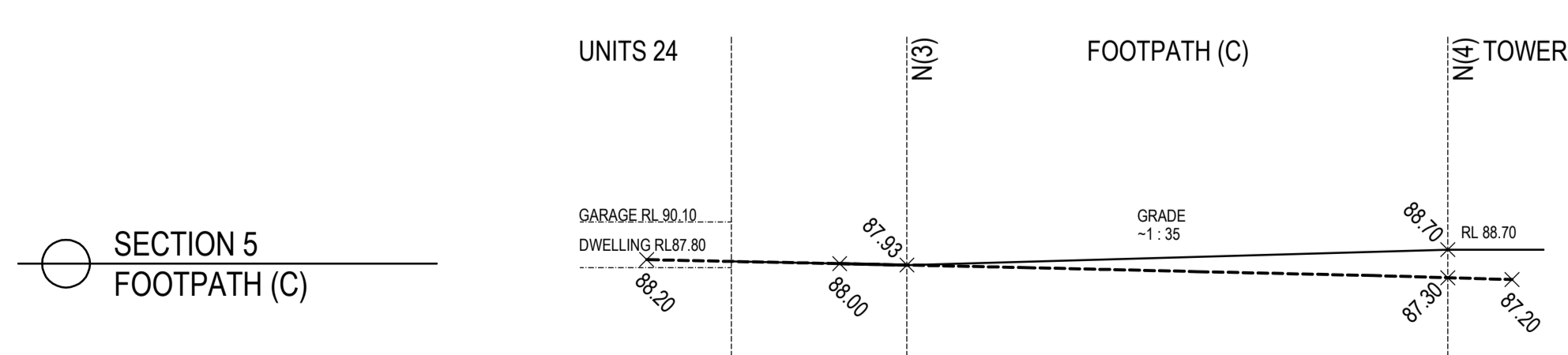
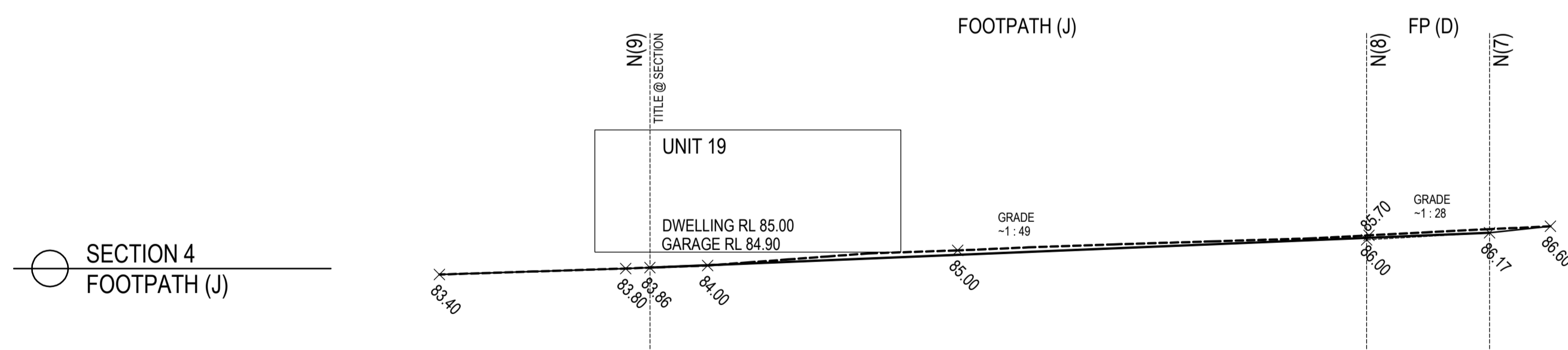
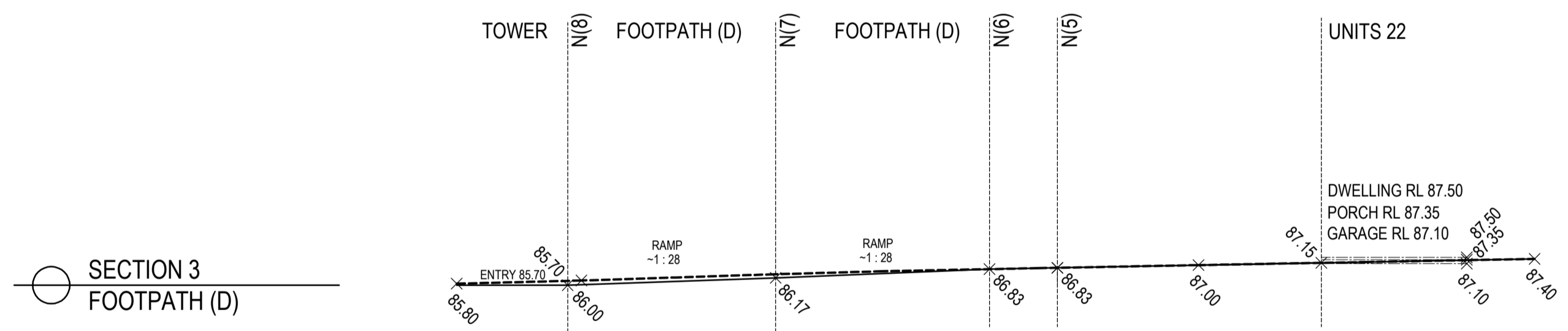
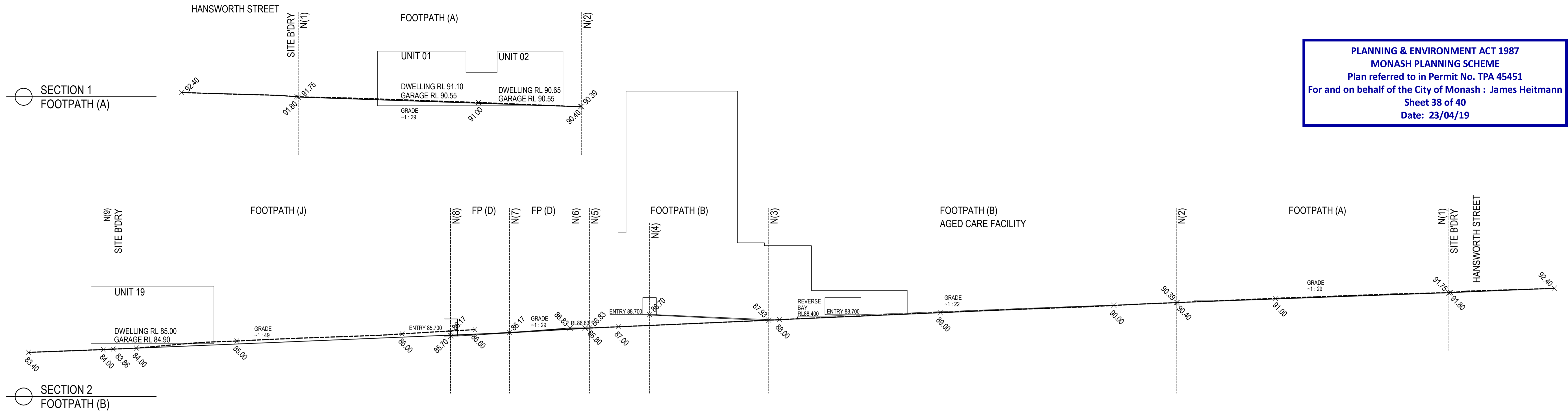
PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 PEDESTRIAN PATH DIAGRAM

- INFORMATION -

DATE: OCT-03-18	SCALE: N.T.S @ A1 N.T.S @ A3
DWG No: TD01	REV: P4
	OCT 03 2018

SGOURAKIS
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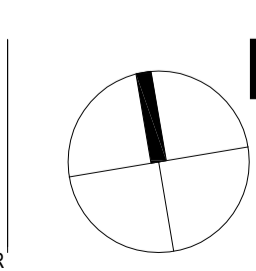
PLANNING & ENVIRONMENT ACT 1987
 MONASH PLANNING SCHEME
 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 38 of 40
 Date: 23/04/19



REVISIONS:

No	Date	Description	By
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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 PATHWAY RLs
 SECTION 1 - 5

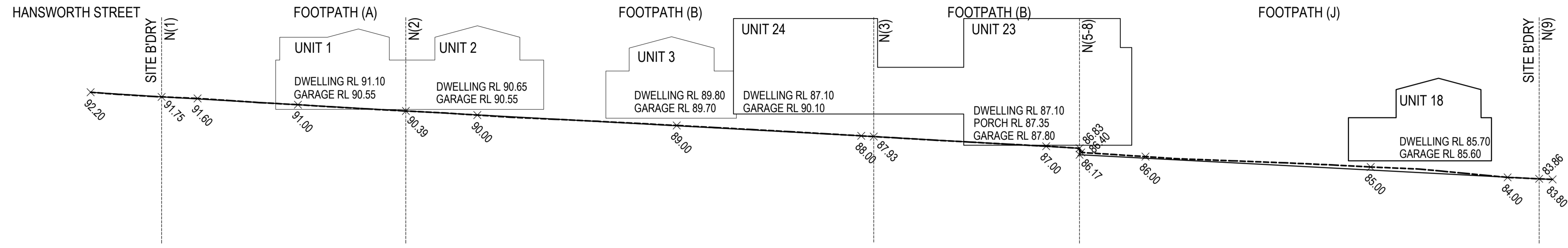
- INFORMATION -

DATE:	SCALE:
MAR-18-19	1:300 @ A1
	1:600 @ A3
DWG No:	REV:
TD02	P5
	MAR 18 2019

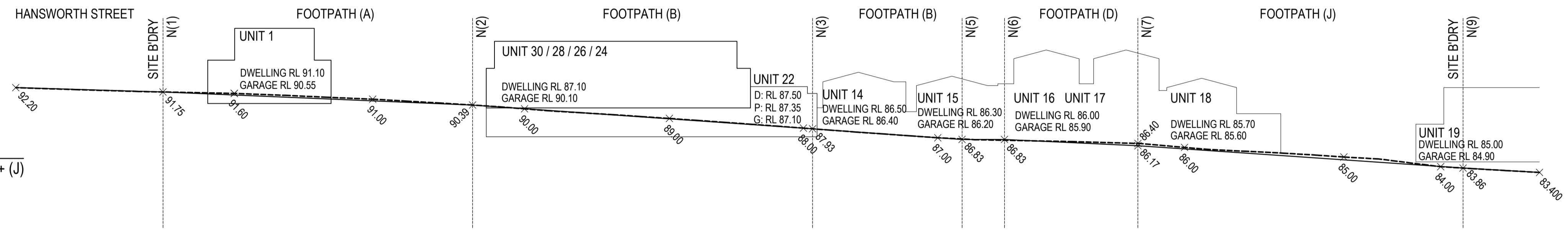
SGOURAKIS ARCHITECTS
 24 GARDNER ROAD, MULGRAVE VIC 3170
 T: 93 961 986
 INFO@SGOURAKISARCHITECTS.COM

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 Plan referred to in Permit No. TPA 45451
 For and on behalf of the City of Monash : James Heitmann
 Sheet 39 of 40
 Date: 23/04/19

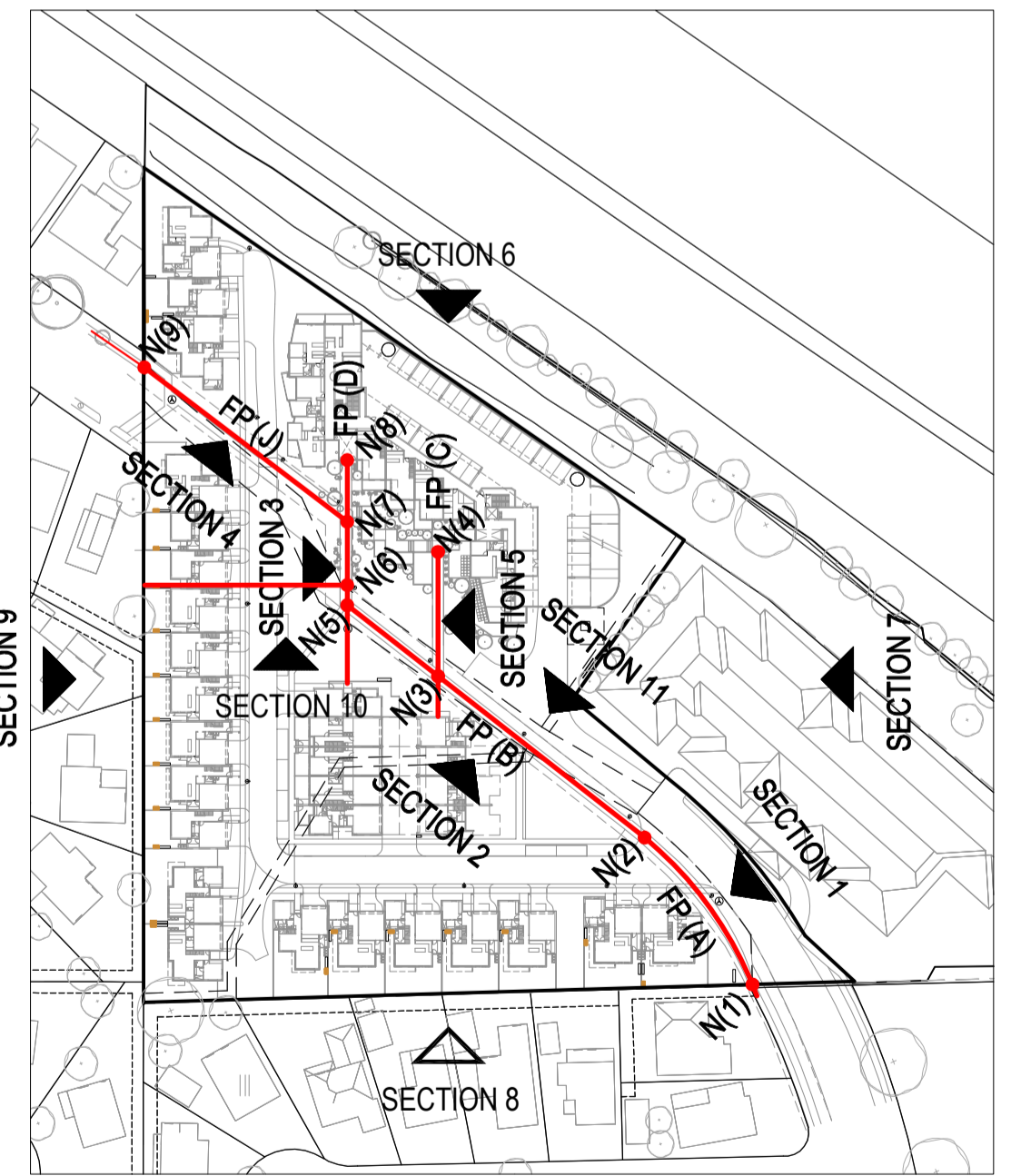
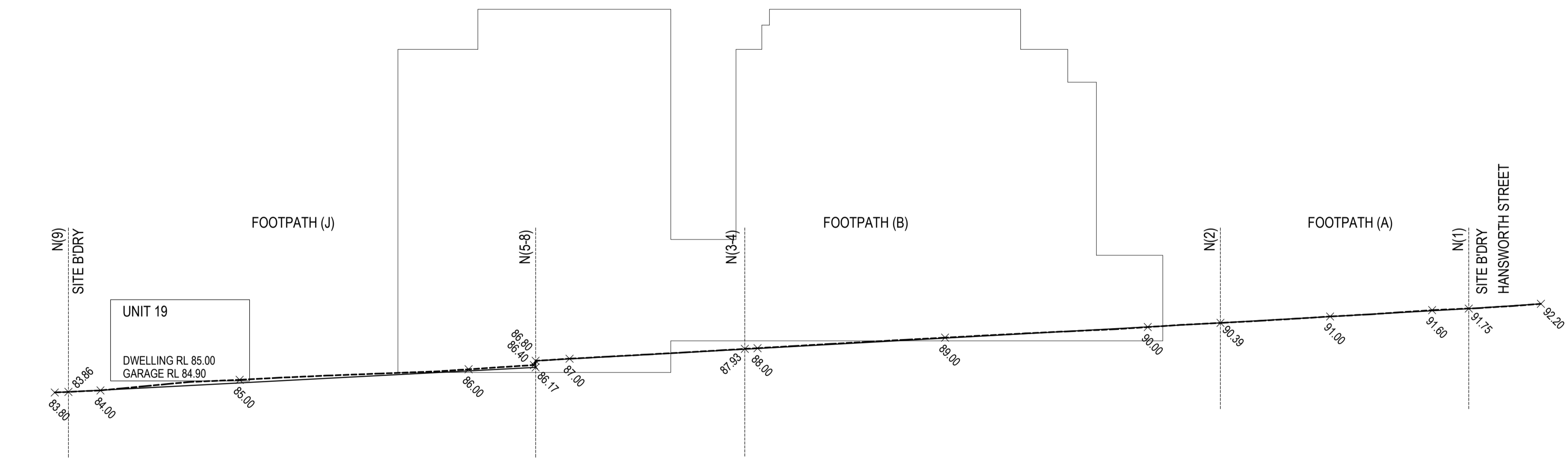
SECTION 6
 FOOTPATH (A) + (B) + (J)



SECTION 7
 FOOTPATH (A) + (B) + (D) + (J)



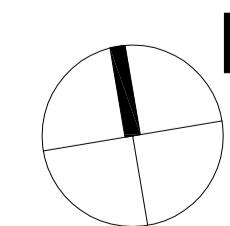
SECTION 8
 FOOTPATH (J) + (B) + (A)



KEY PLAN REFERENCE

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PROJECT:
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 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 PATHWAY RLs
 SECTION 1 - 5

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:300 @ A1
 1:600 @ A3
 DWG No: TD03
 REV: P5
 MAR 18 2019

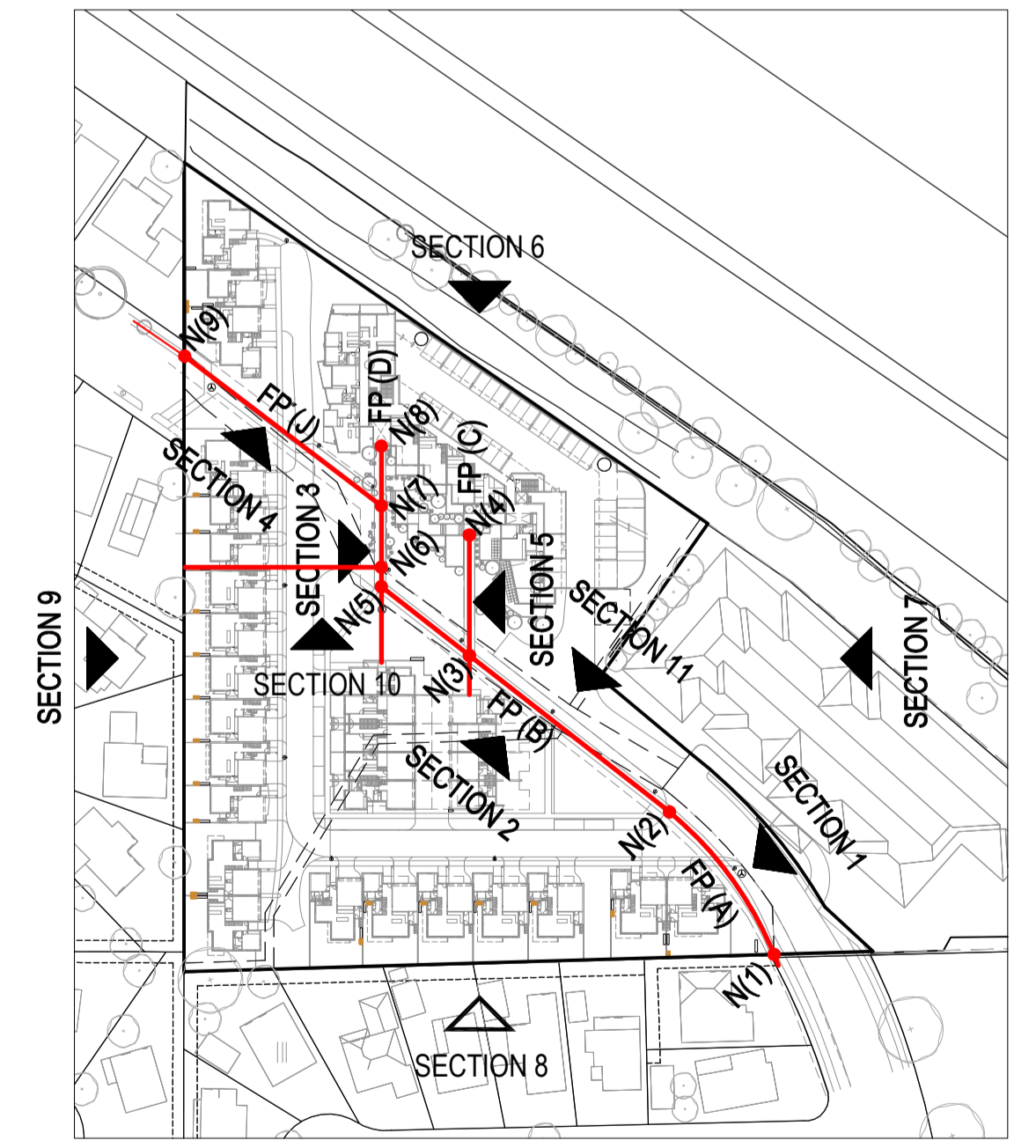
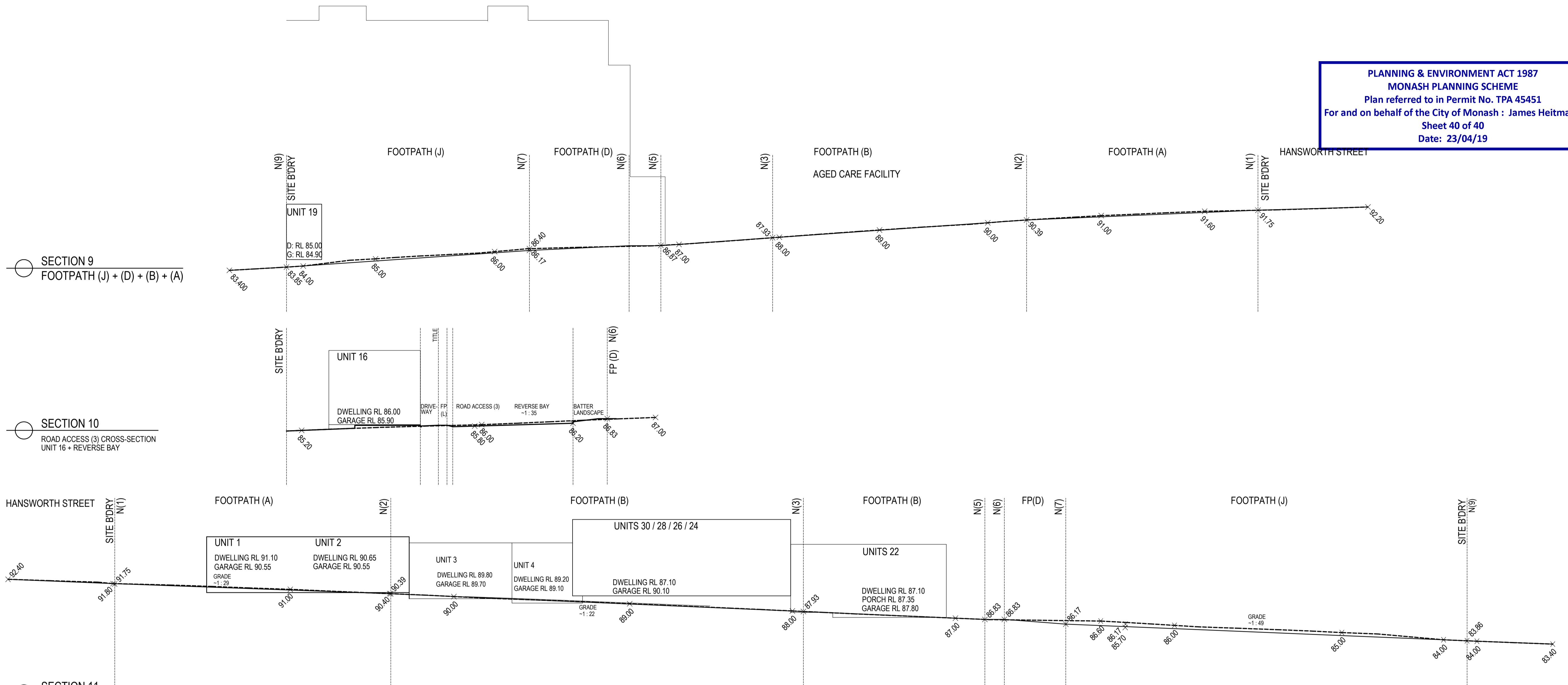
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 For and on behalf of the City of Monash : James Heitmann
 Sheet 40 of 40
 Date: 23/04/19

SECTION 9
 FOOTPATH (J) + (D) + (B) + (A)

SECTION 10
 ROAD ACCESS (3) CROSS-SECTION
 UNIT 16 + REVERSE BAY

SECTION 11
 FOOTPATH (A)

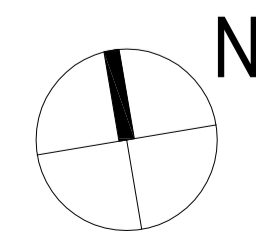


KEY PLAN REFERENCE

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PROJECT:
 149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
 PATHWAY RLs
 SECTION 1 - 5

- INFORMATION -
 DATE: MAR-18-19
 SCALE: 1:300 @ A1
 1:600 @ A3
 DWG No: TD04
 REV: P5
 MAR 18 2019

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