



149 HANSWORTH STREET, MULGRAVE MIXED UNIT DEVELOPMENT TOWN PLANNING DRAWING LIST

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REVISION SUMMARY:
1. Title sheet updated



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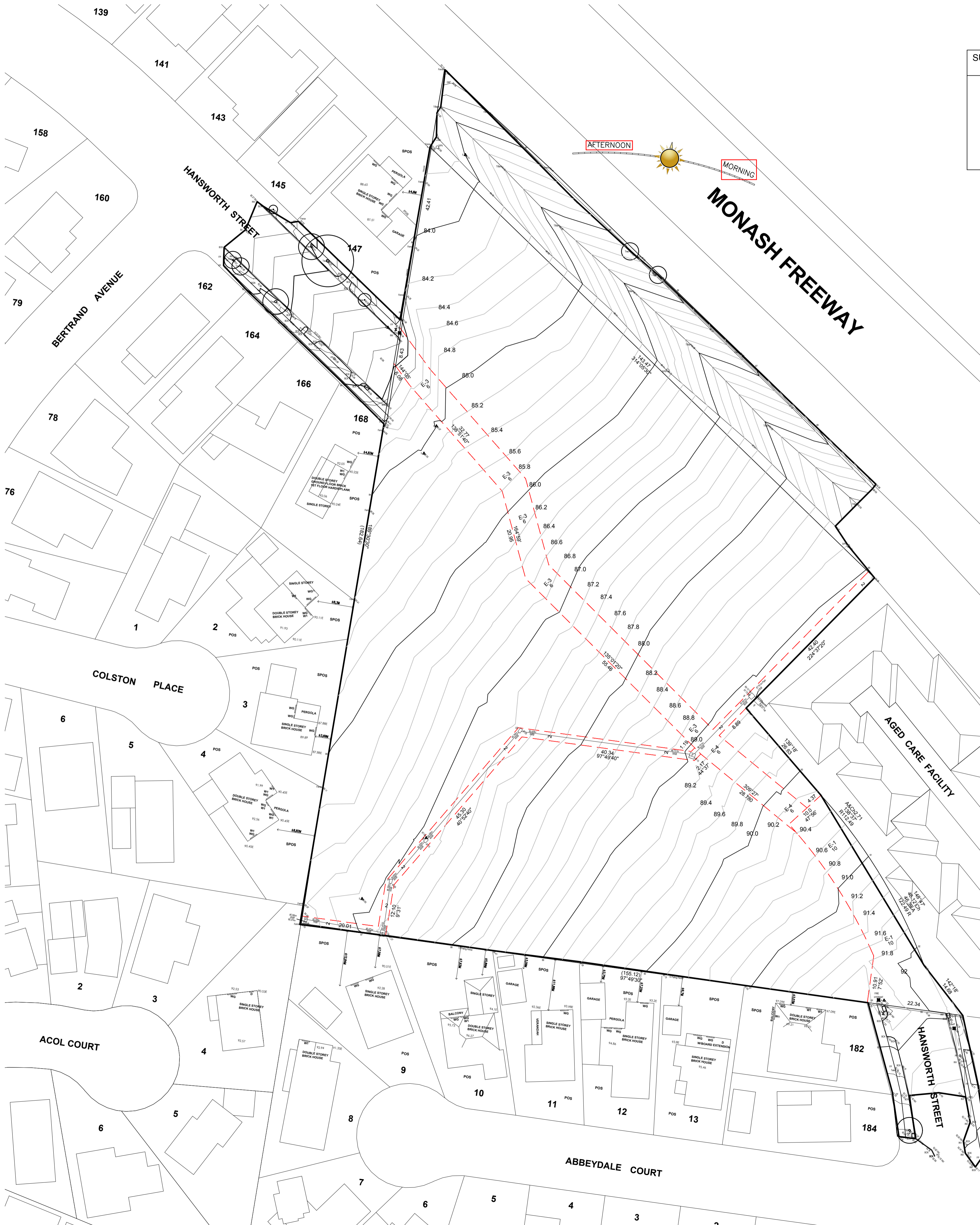
Project **PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST, MULGRAVE**

Project No. 18.206 001 Date 20.04.16 Scale NTS

TOWN PLANNING Drawing No. / Rev TP00 / B

Title **TITLE PAGE & SITE LOCATION PLAN**

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SUBJECT LAND	PURPOSE	ORIGIN	LAND BENEFITED / IN FAVOUR OF
E-1	CARRIAGEWAY	PS 505303S	LOT B ON PS 505303S
E-1	WATER SUPPLY	PS 505303S	YARRA VALLEY WATER LIMITED
E-1	ELECTRICITY	PS 505303S	UNITED ENERGY LIMITED
E-1	GAS	PS 505303S	MULTINET GAS
E-1	TELECOMMUNICATIONS	PS 505303S	LOT B ON PS 505303S
E-1	DRAINAGE	PS 505303S	MONASH CITY COUNCIL
E-2	DRAINAGE	PS 505303S	MONASH CITY COUNCIL
E-3	WATER SUPPLY	PS 505303S	YARRA VALLEY WATER LIMITED
E-4	WATER SUPPLY	PS 505303S	YARRA VALLEY WATER LIMITED
E-4	DRAINAGE	PS 505303S	MONASH CITY COUNCIL

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NEIGHBOURHOOD & SITE DESCRIPTION

- SITE CONTEXT PLAN**
- The subject site is on Hansworth Street Mulgrave and is located on the south west side of Monash Freeway near the Jackson Road 'On-ramp & Off-ramp'. It presently divides Hansworth Street into 2 parts.
 - The site is almost a triangular shaped vacant block with residential houses bordering the southern and western sides. The Monash Freeway and the Melbourne Water's drainage easement/parkland, and an new Aged Care facility about the north eastern boundary.
 - The area of the site is 16,685 sq.m.
 - The site is sloping with a crossfall of approximately 7m from south/east to north/west.
 - There are no buildings on the subject site.
 - The adjoining Melbourne Water's drainage easement running alongside the Monash Freeway has been closed off at both ends of the subject site by chainwire mesh fence. Gates have been provided for service access.
 - Easements through the site provide for future connections to existing surrounding services (sewerage, drainage, gas, water, electricity etc.)
 - The neighbouring houses to the west and south are a mix of double storey brick and single storey brick dwellings. These dwellings are typical of the surrounding neighbourhood.
 - There are no significant trees & other vegetation on the site.
 - Front fences in the area are a mixture of low brick walls and low timber pickets, or are non-existent.

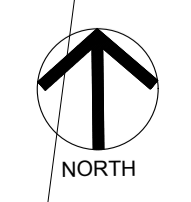
HANSWORTH STREET BUILT FORM AND CHARACTER

- Hansworth Street is a minor residential street forming part of the network of connecting streets to Police Road and other nearby major arterial roads.
- The Site is located within 5 minute walk to the Waverley Gardens Shopping Centre and is able to take advantage of its wide range of community services & facilities.
- The area has a consistent residential character of predominantly detached double & single storey brick dwellings. The Waverley Gardens Shopping Centre is a major service centre, providing shopping, together with other community services & facilities (cinemas, restaurants, medical clinics, banks etc.
- A new Aged Care Facility has been constructed on the site separating the Shopping Centre from the subject site. This large double storey concrete walled building is more commercial in character.

NOTE
 SCREENING (IE LOUVRES) TO PROPOSED WINDOWS N ACCORDANCE WITH CLAUSE 55.04-6 STANDARD B22 REQUIREMENTS
 OB GL DENOTES OBSCURED GLAZING
 SCREEN DENOTES AREA WITH SCREENING TO WINDOWS

REVISION SUMMARY:

- Additional notes
- Text sizes modified
- 9m radius line removed



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Project PROPOSED RESIDENTIAL DEVELOPMENT AT 149 HANSWORTH ST, MULGRAVE

Project No. 18.206.001 **Date** 30.11.15 **Scale** 1:500 @ A1
TOWN PLANNING **Drawing No.** TP01 / B
Title EXISTING SURVEY PLAN & NEIGHBOURHOOD STUDY

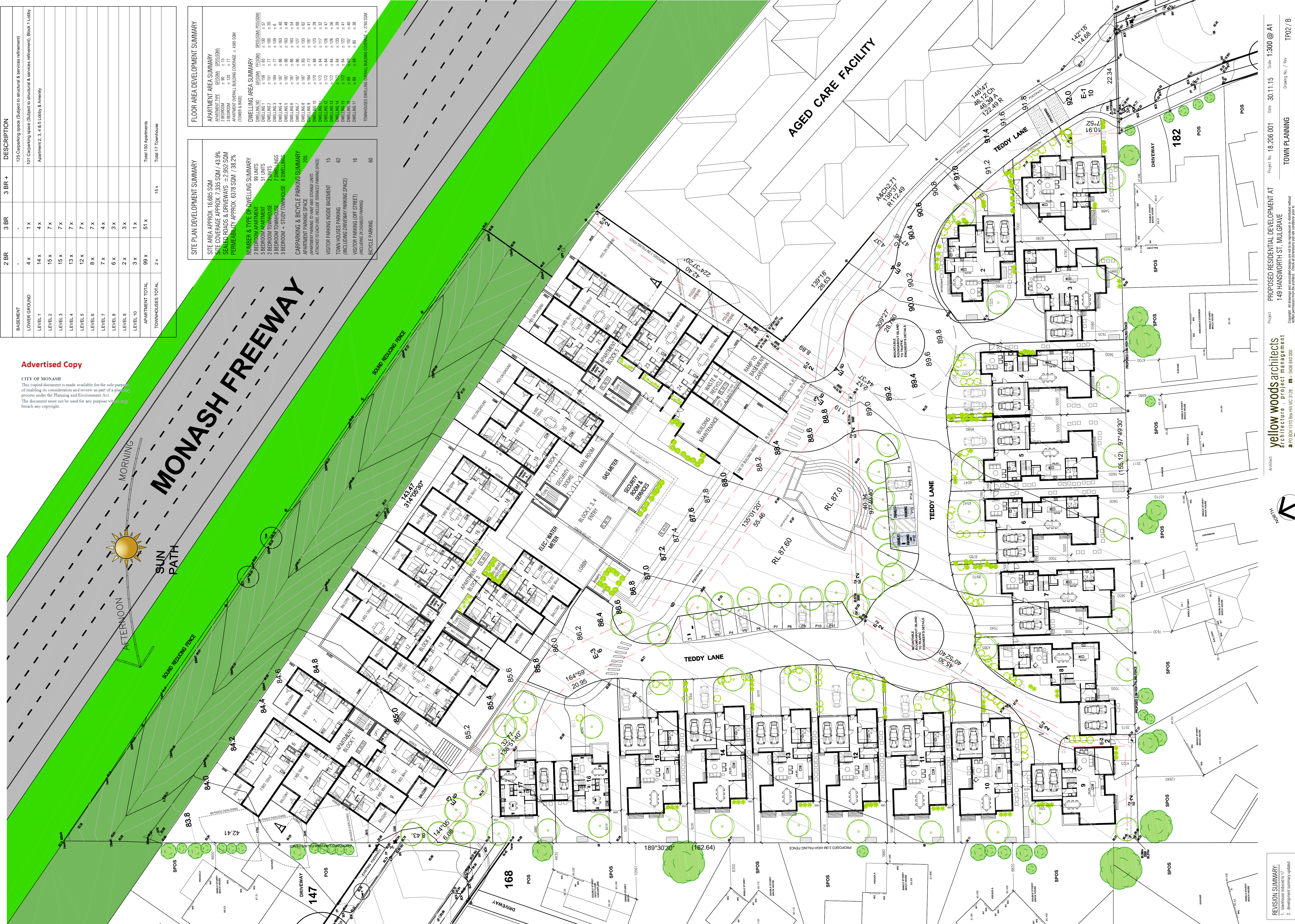
DEVELOPMENT SUMMARY

Table with columns: Description, 2 BR, 3 BR, 3 BR+, and Total. Rows include Basement, Lower Ground, Levels 1-10, Apartment Total, and Townhouses Total.

FLOOR AREA DEVELOPMENT SUMMARY. Includes Apartment Area Summary, Dwelling Area Summary, and Townhouses Dwelling Area Summary.

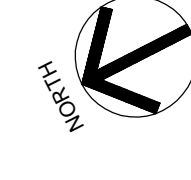
SITE PLAN DEVELOPMENT SUMMARY. Includes Site Area, Sealed Roads, Permeability, Number & Type of Dwellings, Carparking & Bicycle Parking, and Visitor Parking.

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REVISION SUMMARY table with 2 columns: Revision number and Description.

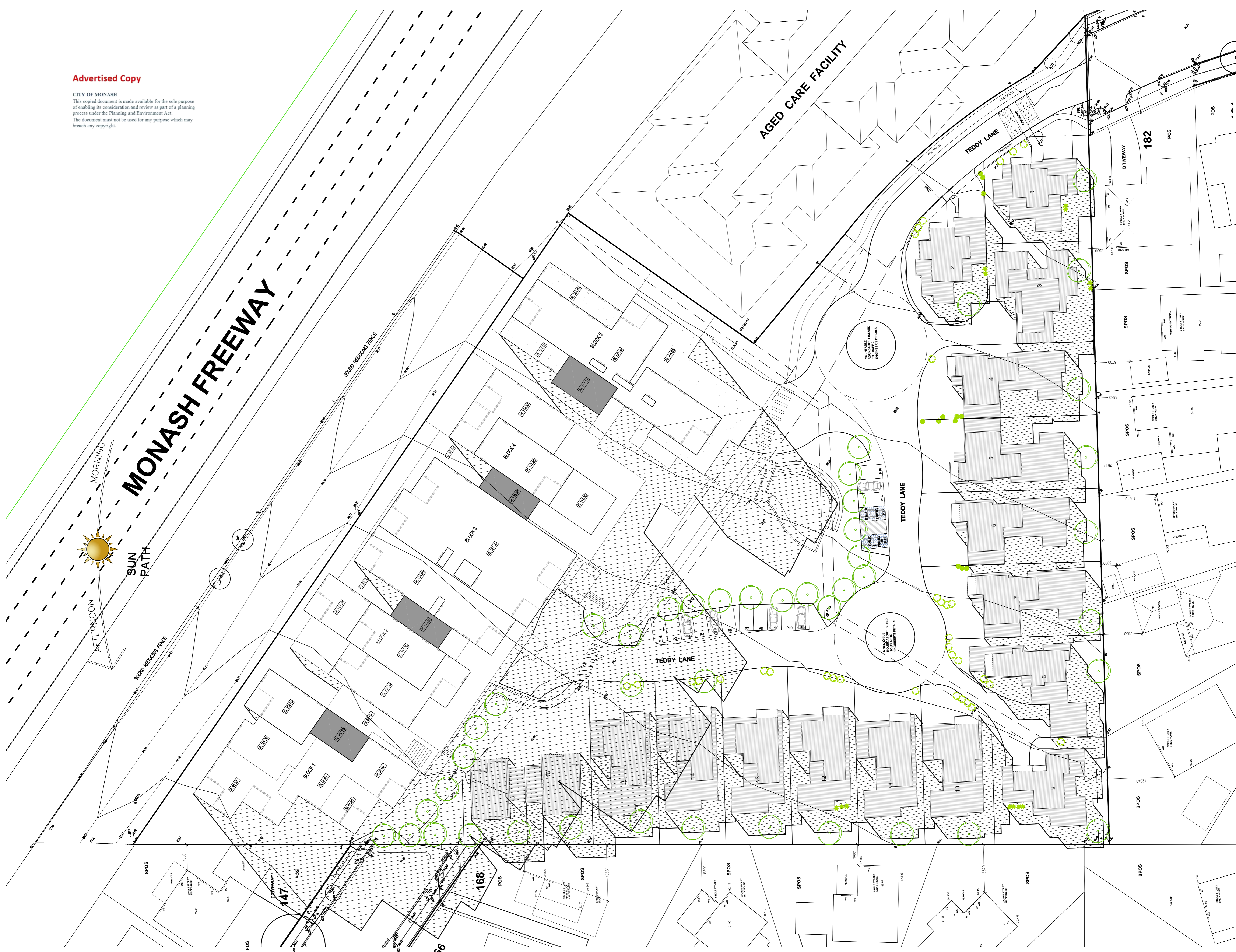
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Project: PROPOSED RESIDENTIAL DEVELOPMENT AT 149 HANSWORTH ST. MULGRAVE
Project No. 18.206.001 Date 30.11.15 Scale 1:300 @ A1
Town Planning
Drawing No. / Rev
TP02 / B
SITE PLAN, DESIGN RESPONSE & DEVELOPMENT SUMMARY

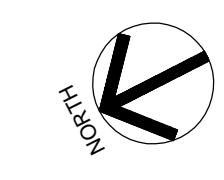
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REVISION SUMMARY:

1.	overstating diagram updated
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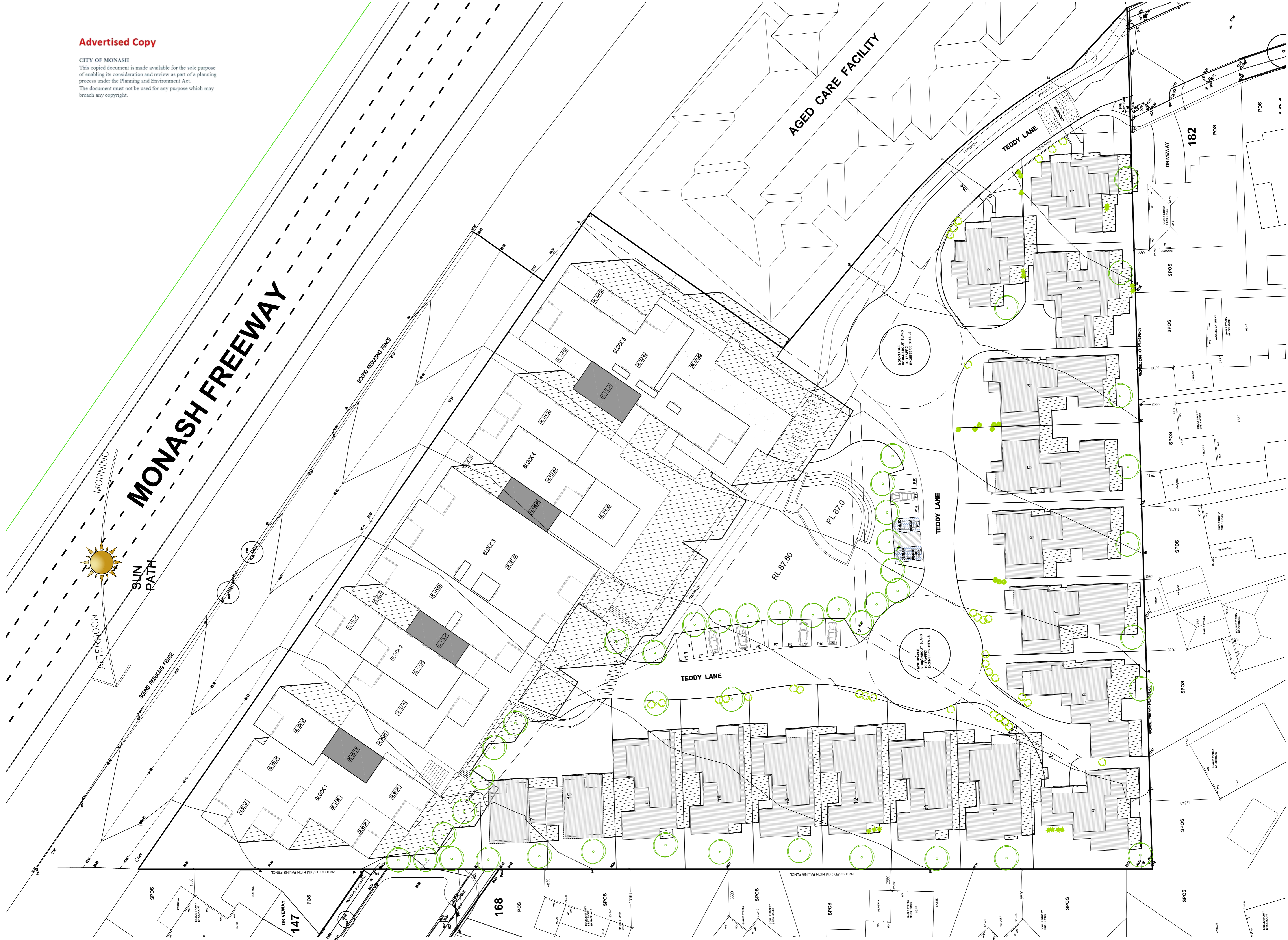
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Project: **PROPOSED RESIDENTIAL DEVELOPMENT AT 149 HANSWORTH ST, MULGRAVE**
Town Planning
Title: **ROOF PLAN & SHADOW DIAGRAM 9AM**

Project No: 18.206.001 Date: 30.11.15 Scale: 1:300 @ A1
Drawing No. / Rev: TP03 / B

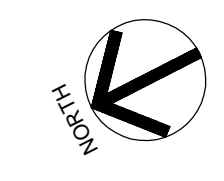
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REVISION SUMMARY:

1.	overlaid drawing diagram updates
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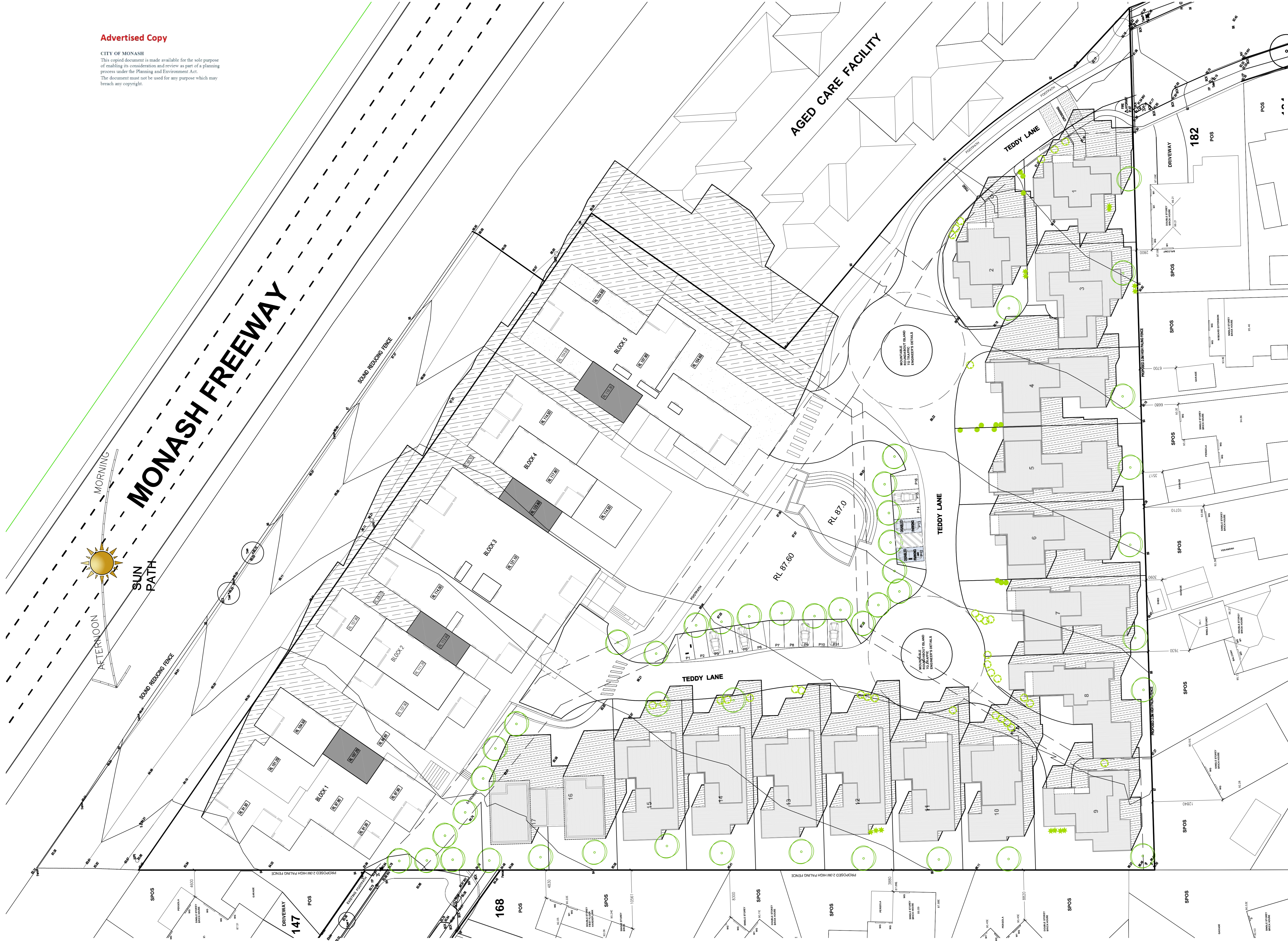
Project
**PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST, MULGRAVE**

Town Planning
Drawing No. / Rev
TP04 / B

Project No. 18.206.001 Date 30.11.15 Scale 1:300 @ A1
Title
ROOF PLAN & SHADOW DIAGRAM 12PM

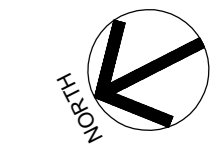
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REVISION SUMMARY:

1	Overcoming diagram updates
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Project: **PROPOSED RESIDENTIAL DEVELOPMENT AT 149 HANSWORTH ST, MULGRAVE**
Town Planning
Drawing No. / Rev: TP05 / B
Title: **ROOF PLAN & SHADOW DIAGRAM 3PM**

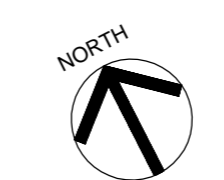
Project No: 18.206.001 Date: 15.10.15 Scale: 1:300 @ A1
Date: 15.10.15
Scale: 1:300 @ A1



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REVISION SUMMARY:
 1. Townhouse number reduced to 17
 2. Development summary updated



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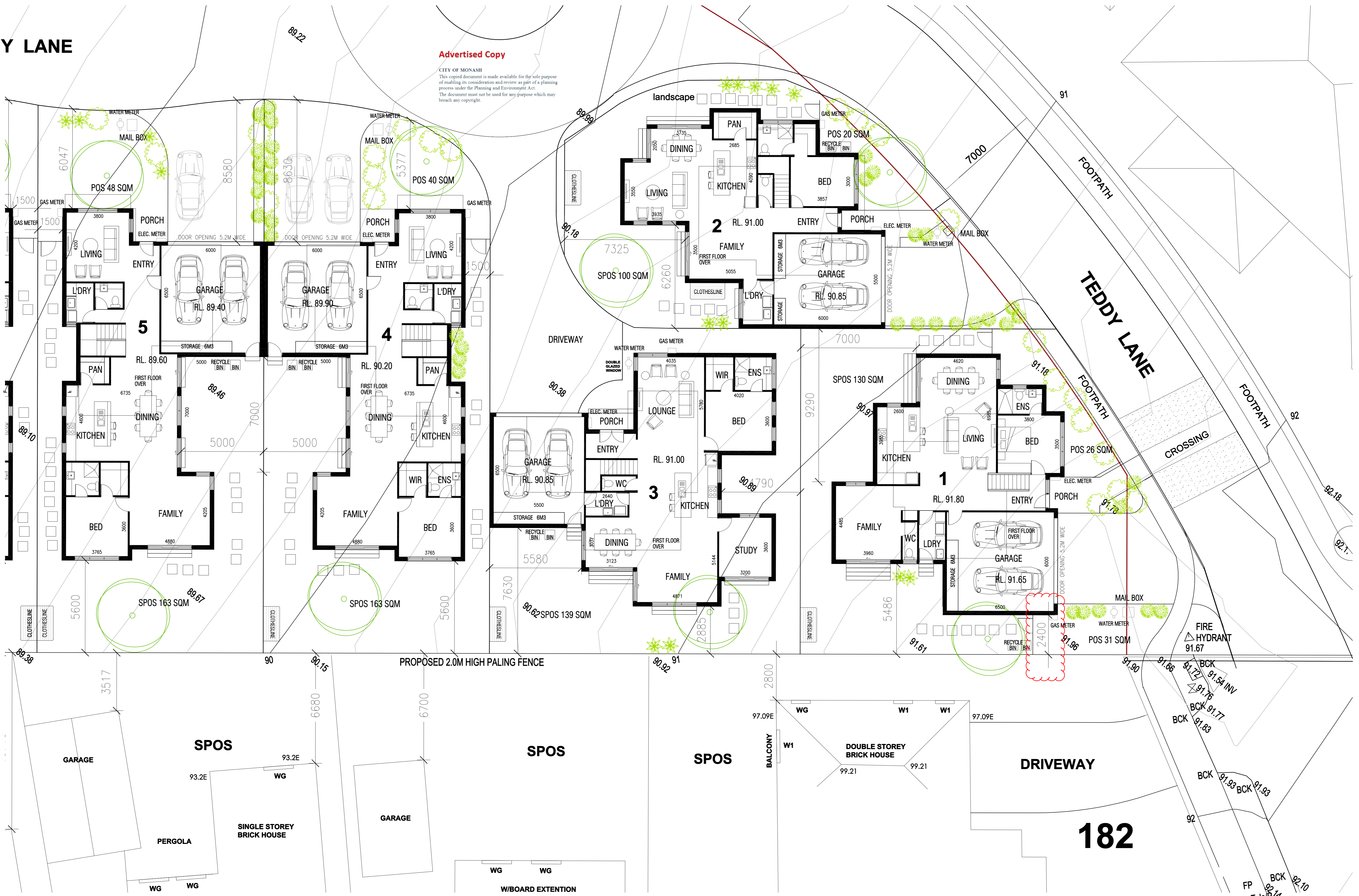
Project **PROPOSED RESIDENTIAL DEVELOPMENT AT 149 HANSWORTH ST, MULGRAVE**
 Project No. 18.206.001 Date 20.04.16 Scale 1:200 @ A1

TOWN PLANNING Drawing No. / Rev TP10 / B
 Title **TOWNHOUSES GROUND FLOOR PLAN**

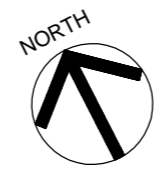
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182



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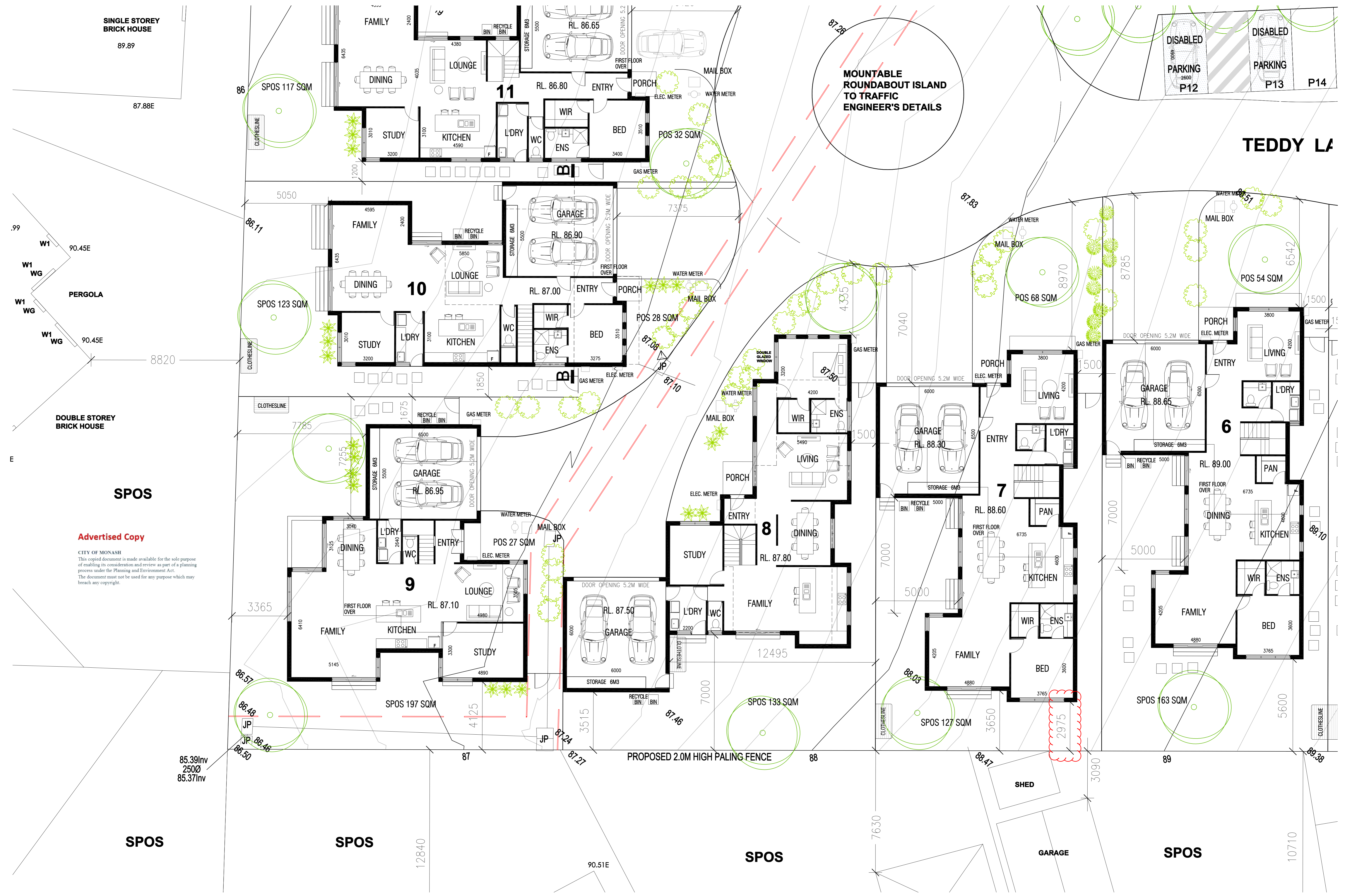
Project PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST, MULGRAVE

Project No. 18.206 001 Date 20.04.16 Scale 1:100 @ A1

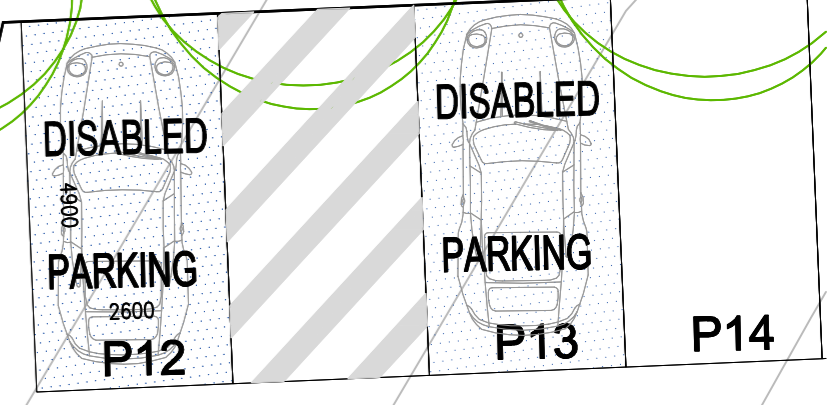
TOWN PLANNING Drawing No. / Rev TP 10 - PART A / B

Title TOWNHOUSES GROUND FLOOR PLAN

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SINGLE STOREY BRICK HOUSE
89.89



TEDDY LA

MOUNTABLE ROUNDABOUT ISLAND TO TRAFFIC ENGINEER'S DETAILS

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Project PROPOSED RESIDENTIAL DEVELOPMENT AT
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Project No. 18.206 001 Date 20.04.16 Scale 1:100 @ A1

TOWN PLANNING Drawing No. / Rev TP 10 - PART B / B
Title TOWNHOUSES GROUND FLOOR PLAN

168

POS

DRIVEWAY

DOUBLE STOREY
FIRST FLOOR
HARDIE/PLANK

SPOS

SINGLE STOREY
BRICK

SPOS

SINGLE STOREY

DOUBLE STOREY
BRICK HOUSE

SPOS

PERGOLA

SINGLE STOREY
BRICK HOUSE

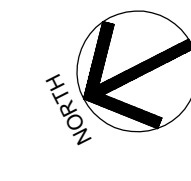
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TEDDY LANE



Project No. 18.206.001 Date 20.04.16 Scale 1:100 @ A1
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 Project 149 HANSWORTH ST, MULGRAVE
 PROPOSED RESIDENTIAL DEVELOPMENT AT
 TOWNHOUSES GROUND FLOOR PLAN





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FLOOR AREA DEVELOPMENT SUMMARY

APARTMENT AREA SUMMARY			
APARTMENT TYPE	GF(SQM)	SPOS(SQM)	
2 BEDROOM	± 90	± 15	
3 BEDROOM	± 120	± 77	
APARTMENT OVERALL BUILDING COVERAGE ± 4595 SQM (TOWER & BASE)			
DWELLING AREA SUMMARY			
DWELLING NO	GF(SQM)	FF(SQM)	SPOS(SQM) POS(SQM)
DWELLING 1	± 158	± 65	± 130 ± 57
DWELLING 2	± 151	± 77	± 100 ± 20
DWELLING 3	± 184	± 77	± 139 ± 6
DWELLING 4	± 187	± 86	± 163 ± 40
DWELLING 5	± 187	± 86	± 163 ± 48
DWELLING 6	± 187	± 86	± 163 ± 54
DWELLING 7	± 187	± 86	± 127 ± 68
DWELLING 8	± 187	± 83	± 133 ± 62
DWELLING 9	± 164	± 72	± 197 ± 41
DWELLING 10	± 170	± 88	± 123 ± 28
DWELLING 11	± 172	± 84	± 117 ± 32
DWELLING 12	± 172	± 84	± 126 ± 47
DWELLING 13	± 172	± 84	± 126 ± 56
DWELLING 14	± 172	± 84	± 133 ± 39
DWELLING 15	± 172	± 84	± 122 ± 41
DWELLING 16	± 69	± 69	± 107 ± 46
DWELLING 17	± 69	± 69	± 80 ± 46
TOWNHOUSES DWELLING OVERALL BUILDING COVERAGE ± 2760 SQM			

REVISION SUMMARY:
 1. townhouses number reduced to 17
 2. development summary updated

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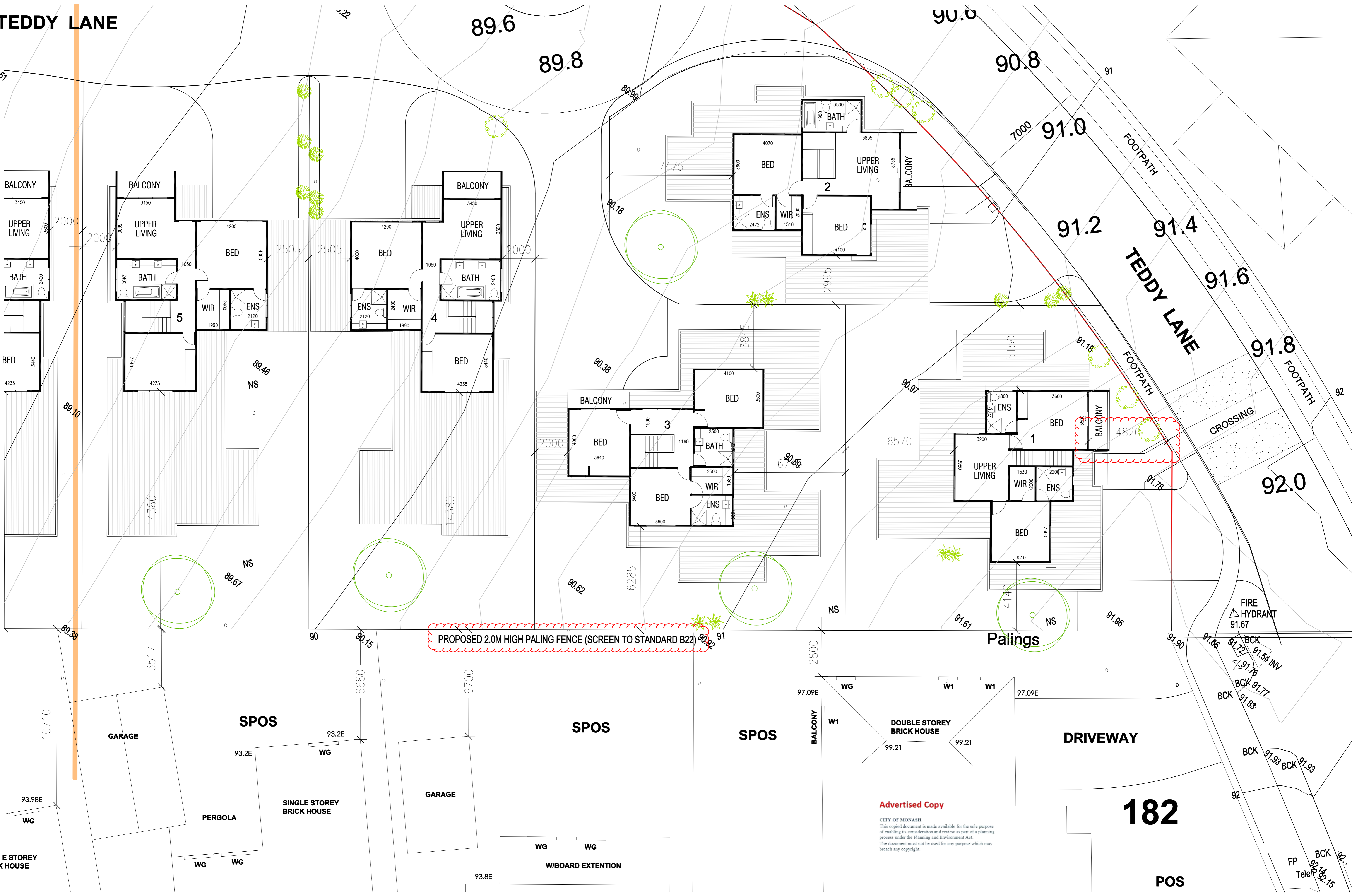
Project **PROPOSED RESIDENTIAL DEVELOPMENT AT 149 HANSWORTH ST, MULGRAVE**
 Project No. 18.206 001 Date 20.04.16 Scale 1:200 @ A1

TOWN PLANNING Drawing No. / Rev TP11 / B
 Title **TOWNHOUSES FIRST FLOOR PLAN**



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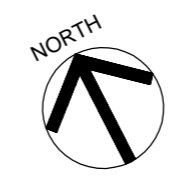
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PROPOSED 2.0M HIGH PALING FENCE (SCREEN TO STANDARD B22)

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Project PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST, MULGRAVE

Project No. 18.206 001 Date 20.04.16 Scale 1:100 @ A1

TOWN PLANNING Drawing No. / Rev TP 11 - PART D / B

Title TOWNHOUSES GROUND FLOOR PLAN

182

POS

DRIVEWAY

DOUBLE STOREY BRICK HOUSE

SPOS

SPOS

SPOS

SINGLE STOREY BRICK HOUSE

PERGOLA

GARAGE

E STOREY K HOUSE

FIRE HYDRANT 91.67

Palings

BCK 91.72
BCK 91.76
BCK 91.77
BCK 91.83
BCK 91.93
BCK 91.93
FP 92.14
BCK 92.15

CROSSING

FOOTPATH

TEDDY LANE

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

FOOTPATH

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FOOTPATH

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FOOTPATH

FOOTPATH

FOOTPATH

SINGLE STOREY BRICK HOUSE

89.89

87.88E

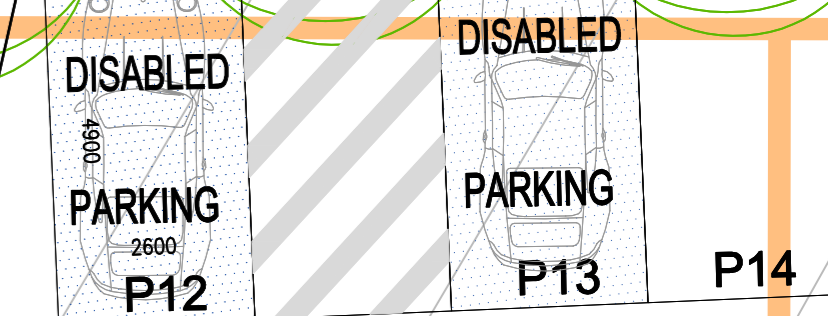
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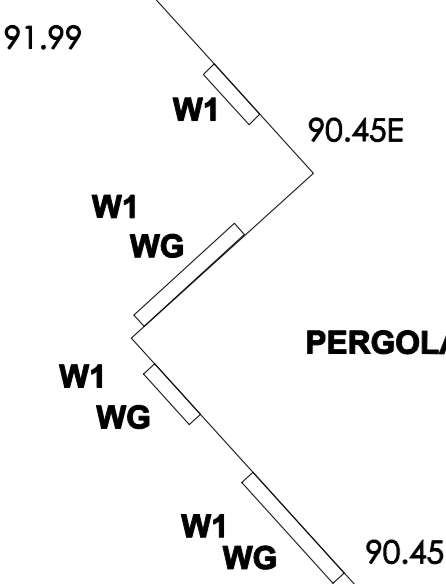
11



MOUNTABLE ROUNDABOUT ISLAND TO TRAFFIC ENGINEER'S DETAILS



TEDDY LAI



PERGOLA

DOUBLE STOREY BRICK HOUSE

SPOS

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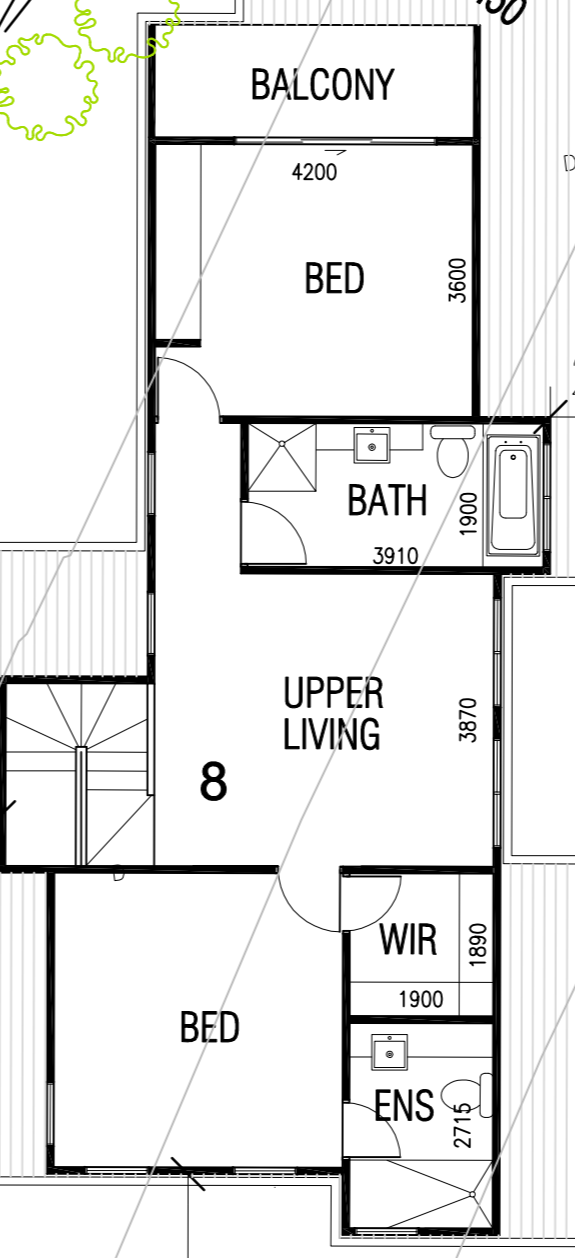
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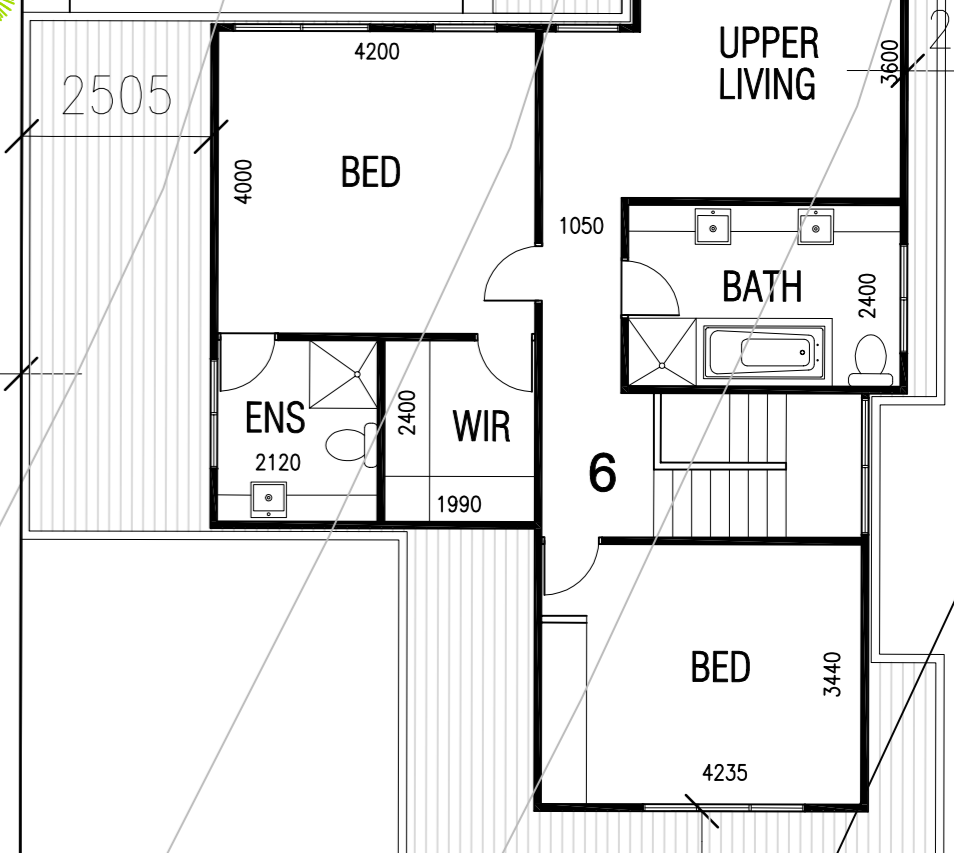
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7



6



SPOS

SPOS

SPOS

SPOS

PROPOSED 2.0M HIGH PALING FENCE (SCREEN TO STANDARD B22)

SHED

GARAGE



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Project PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST, MULGRAVE

Project No. 18.206 001 Date 20.04.16 Scale 1:100 @ A1

TOWN PLANNING Drawing No. / Rev TP 11 - PART E / B

Title TOWNHOUSES GROUND FLOOR PLAN

168

POS

DOUBLE STOREY
FIRST FLOOR
HARDIEPLANK

SPOS

SINGLE STOREY
BRICK

SINGLE STOREY

SPOS

DOUBLE STOREY
BRICK HOUSE

SPOS

PERGOLA

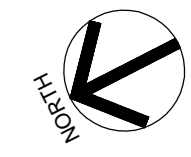
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BRICK HOUSE

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PROPOSED 2.0M HIGH PALING FENCE (SCREEN TO STANDARD B22)

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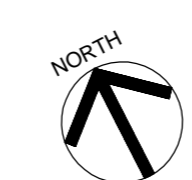
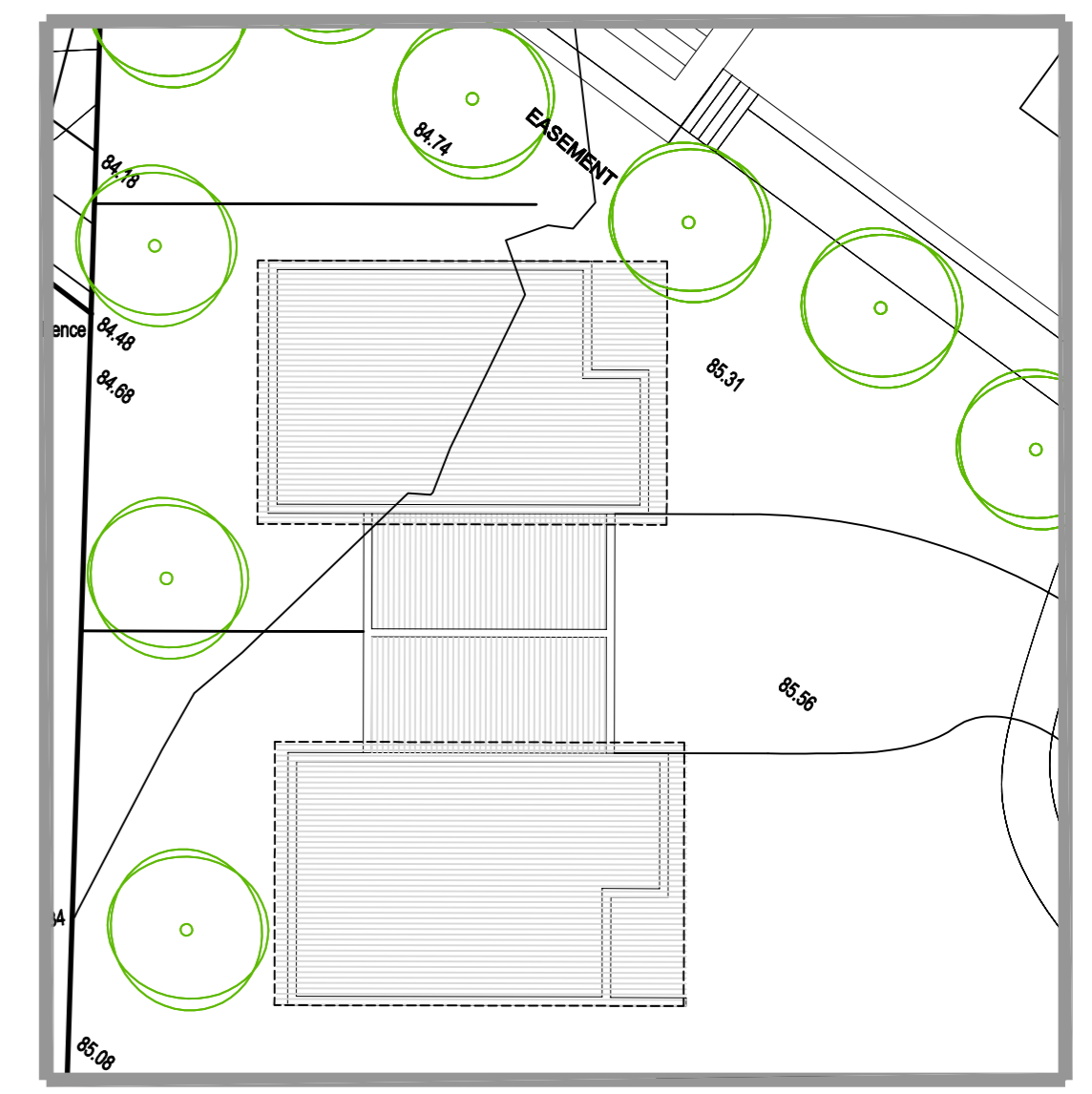
Project
PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST. MULGRAVE

Project No. 18.206 001 Date 20.04.16 Scale 1:100 @ A1
TOWN PLANNING Drawing No. / Rev TP 11 - PART F / B
File
TOWNHOUSES GROUND FLOOR PLAN

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Project **PROPOSED RESIDENTIAL DEVELOPMENT AT
149 HANSWORTH ST, MULGRAVE**

Project No. 18.206 001 Date 30.11.15 Scale 1:200 @ A1
Town Planning Drawing No. / Rev TP12 / B
Title **TOWNHOUSES ROOF PLAN**

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