

# PROPOSED TOWNHOUSE DEVELOPMENT

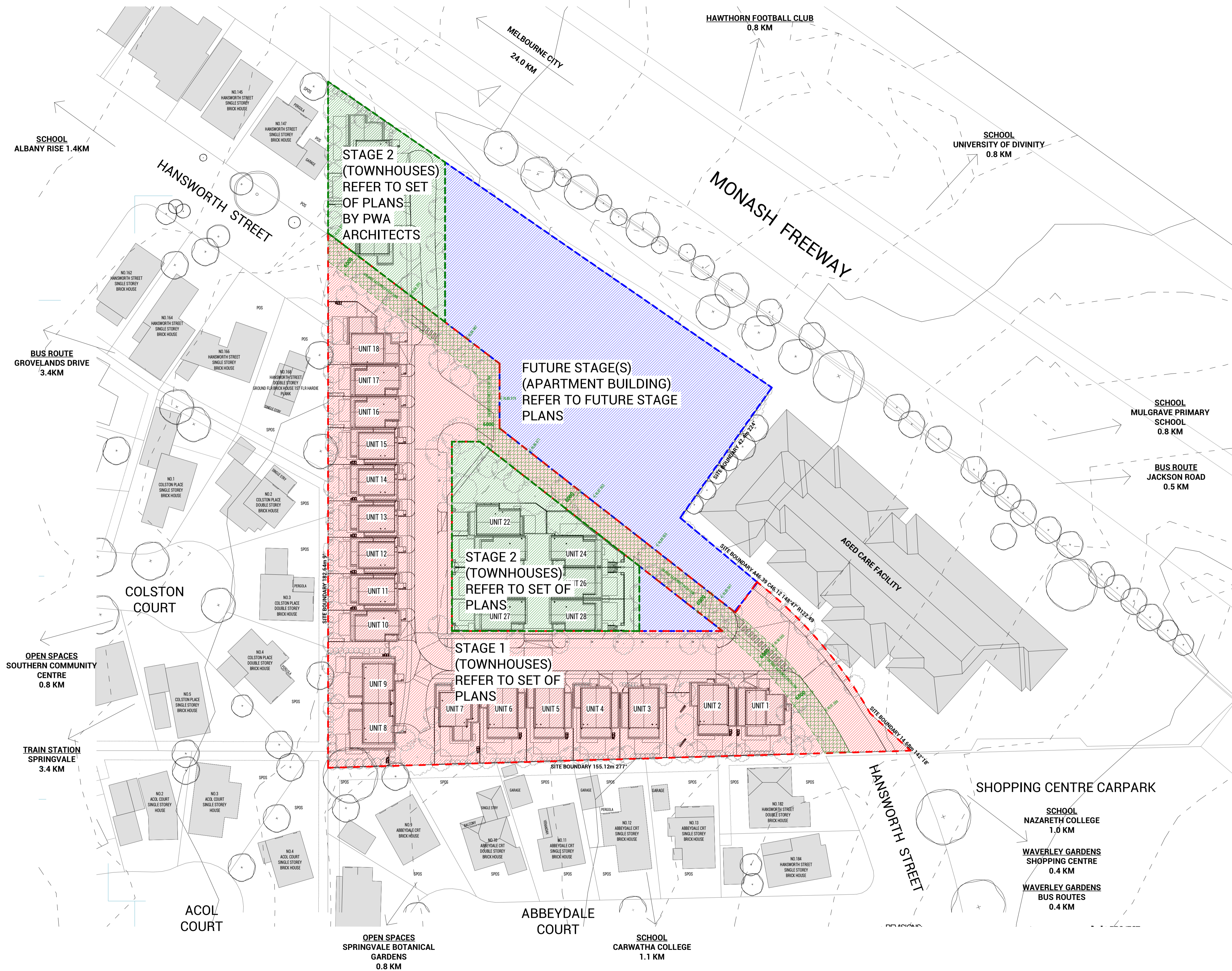
149 HANSWORTH ST, MULGRAVE 3170



### TP\_DRAWING LIST

SHEET NUMBER	SHEET TITLE	CURRENT REVISION	DATE
TP000	DRAWING LIST	-	20.12.16
TP005	STAGING PLAN	-	20.12.16
TP009	CONTEXT PLAN	-	20.12.16
TP030	GARDEN AREA PLAN	-	20.12.16
TP031	GARDEN AREA CALCULATION PLAN & PERMEABILITY PLAN	-	20.12.16
TP032	SITE COVERAGE PLAN	-	20.12.16
TP100	GENERAL ARRANGEMENT GROUND FLOOR PLAN	-	20.12.16
TP101	GENERAL ARRANGEMENT GROUND FLOOR PLAN	-	20.12.16
TP102	GENERAL ARRANGEMENT FIRST FLOOR PLAN	-	20.12.16
TP103	GENERAL ARRANGEMENT FIRST FLOOR PLAN	-	20.12.16
TP104	GENERAL ARRANGEMENT ROOF PLAN	-	20.12.16
TP105	GENERAL ARRANGEMENT ROOF PLAN	-	20.12.16
TP150	SHADOW STUDY - 9AM & 10AM	-	20.12.16
TP151	SHADOW STUDY - 12NOON & 1PM	-	20.12.16
TP152	SHADOW STUDY - 2PM & 3PM	-	20.12.16
TP200	ELEVATIONS - SHEET 1	-	20.12.16
TP201	ELEVATIONS - SHEET 2	-	20.12.16
TP202	ELEVATIONS - SHEET 3	-	20.12.16
TP203	ELEVATIONS - SHEET 4	-	20.12.16
TP300	SECTIONS - SHEET 1	-	20.12.16
TP301	SECTIONS - SHEET 2	-	20.12.16
TP350	SECTIONS - OVERLOOKING COMPLIANCE	-	20.12.16
TP360	FENCE TYPES & MAILBOXES	-	20.12.16
TP900	ARCHITECTURAL EXTERNAL FINISHES SCHEDULE	-	20.12.16

Revision No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR RTA APPLICATION	JX



SCHOOL ALBANY RISE 1.4KM

BUS ROUTE GROVELANDS DRIVE 3.4KM

OPEN SPACES SOUTHERN COMMUNITY CENTRE 0.8 KM

TRAIN STATION SPRINGVALE 3.4 KM

STAGE 2 (TOWNHOUSES) REFER TO SET OF PLANS BY PWA ARCHITECTS

FUTURE STAGE(S) (APARTMENT BUILDING) REFER TO FUTURE STAGE PLANS

STAGE 2 (TOWNHOUSES) REFER TO SET OF PLANS

STAGE 1 (TOWNHOUSES) REFER TO SET OF PLANS

HANSWORTH STREET

MONASH FREEWAY

COLSTON COURT

ACOL COURT

ABBEYDALE COURT

HANSWORTH STREET

SHOPPING CENTRE CARPARK

OPEN SPACES SPRINGVALE BOTANICAL GARDENS 0.8 KM

SCHOOL CARWATHA COLLEGE 1.1 KM

SCHOOL NAZARETH COLLEGE 1.0 KM

WAVERLEY GARDENS SHOPPING CENTRE 0.4 KM

WAVERLEY GARDENS BUS ROUTES 0.4 KM

SCHOOL MULGRAVE PRIMARY SCHOOL 0.8 KM

BUS ROUTE JACKSON ROAD 0.5 KM

HAWTHORN FOOTBALL CLUB 0.8 KM

SCHOOL UNIVERSITY OF DIVINITY 0.8 KM

MELBOURNE CITY 24.0 KM

**PWA**  
Architecture | Interior Design  
Parallel Workshop Pty Ltd  
ACN 611 137 458  
A: 10 Elizabeth Street, Richmond VIC 3121  
E: info@parallelworkshop.com.au  
T: +61 03 90201100

Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

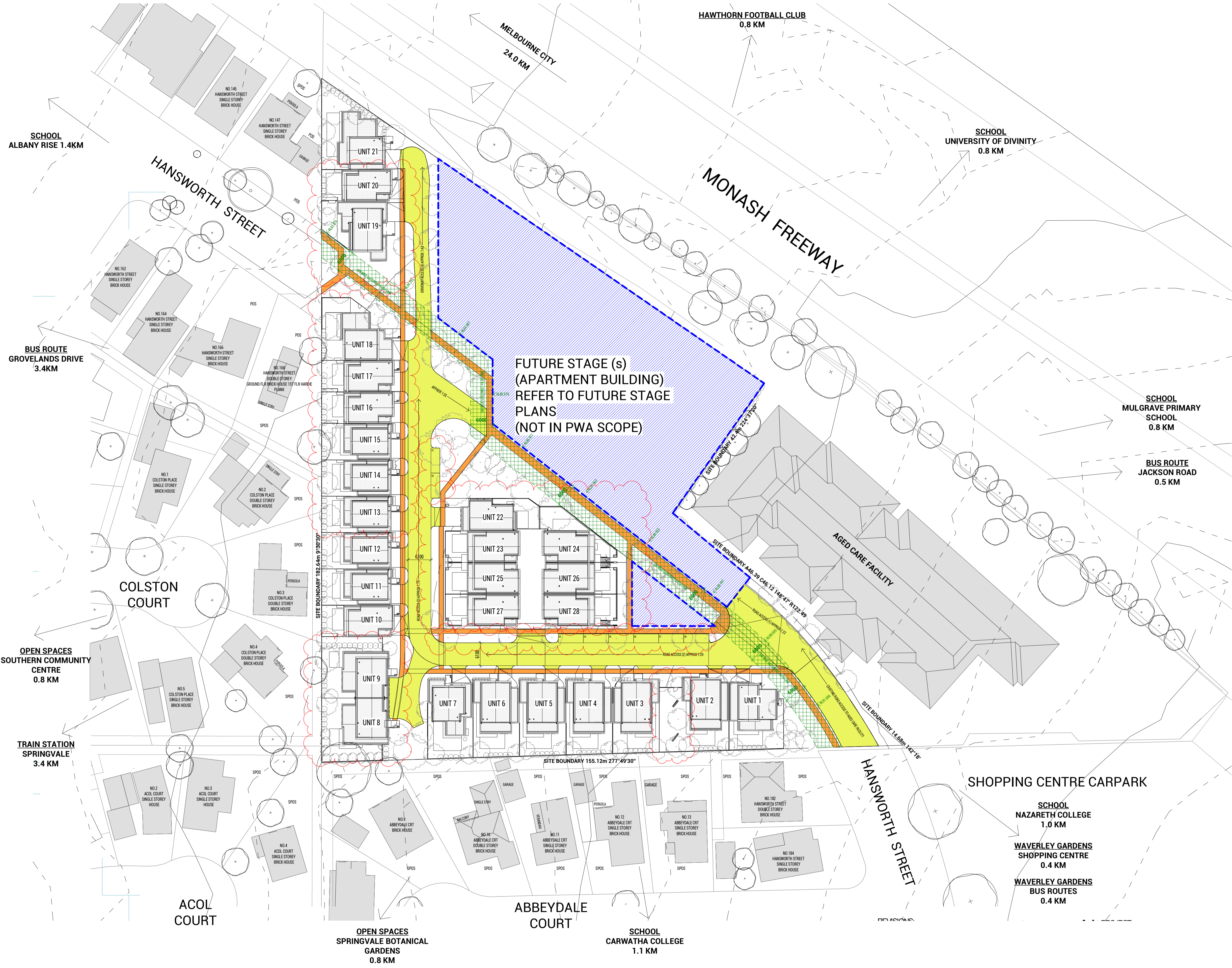
Project: PROPOSED TOWNHOUSE DEVELOPMENT  
149 HANSWORTH STREET, MULGRAVE  
Client: MONOLITH PROJECTS

Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR STA APPLICATION	JX

Title: STAGING PLAN  
Sheet Status: TOWN PLANNING  
NOT FOR CONSTRUCTION

Sheet No. TP005  
Scale: 1 : 500 at A1  
Date: 20.12.16

**TOWN PLANNING**  
Revision: -  
Project No. 19365



**LEGEND:**

- FUTURE STAGE
- ROADWAY
- FOOTPATH
- 6M WIDE PEDESTRIAN LINK

**FUTURE STAGE (s)  
(APARTMENT BUILDING)  
REFER TO FUTURE STAGE  
PLANS  
(NOT IN PWA SCOPE)**

**TOWN PLANNING**

**PWA**  
Architecture | Interior Design  
Parallel Workshop Pty Ltd  
ACN 611 137 458  
A: 10 Elizabeth Street, Richmond VIC 3121  
E: info@parallelworkshop.com.au  
T: +61 03 90020100

Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project: **PROPOSED TOWNHOUSE DEVELOPMENT**  
**149 HANSWORTH STREET, MULGRAVE**  
Client: **MONOLITH PROJECTS**

Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR RTA APPLICATION	JX

Title: **CONTEXT PLAN**  
Sheet Status: **TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

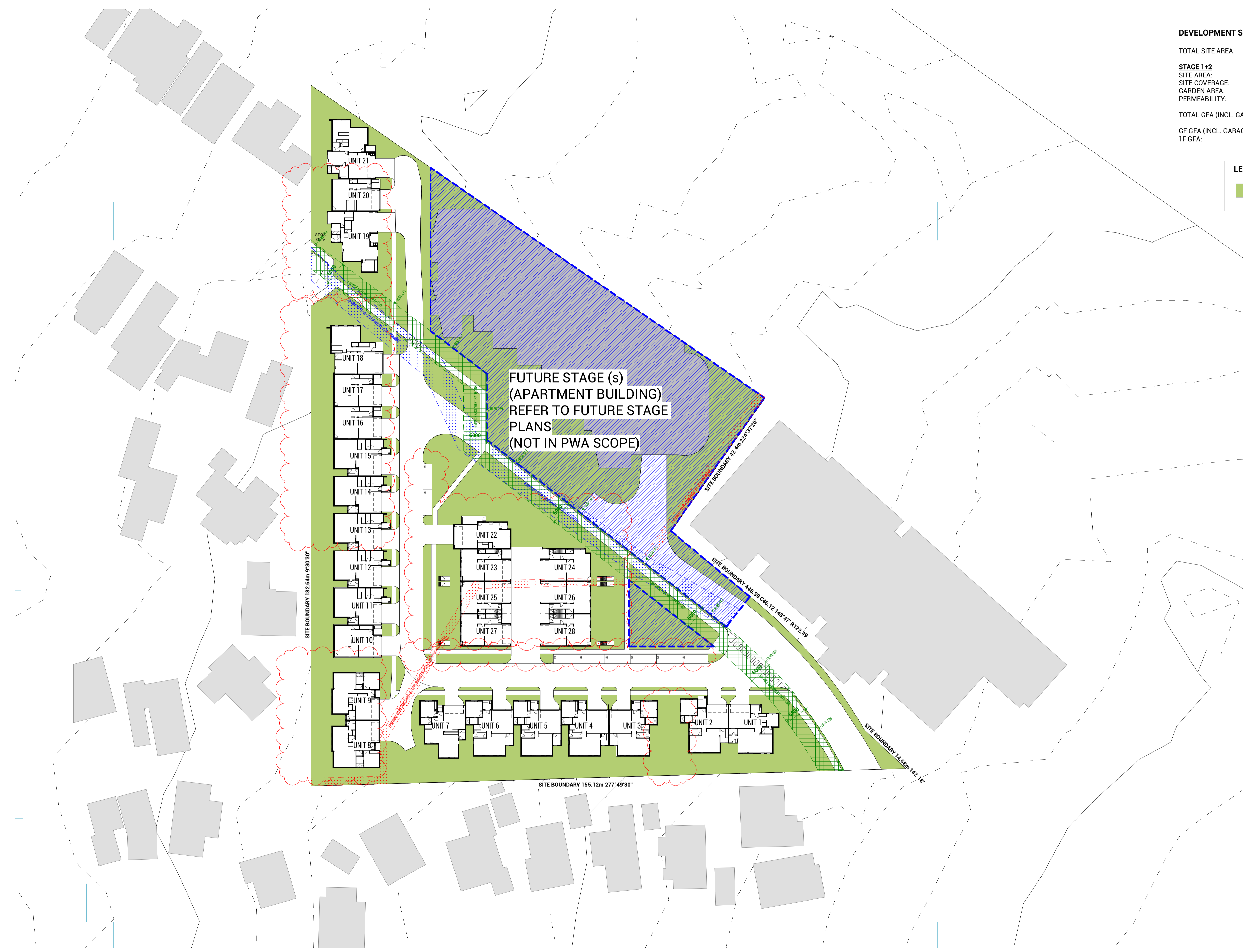
Sheet No.: **TP009**  
Scale: **As indicated** at A1  
Date: **20.12.16**

Revision: **-**  
Project No.: **19365**

DEVELOPMENT SUMMARY (STAGE 1+2)			
TOTAL SITE AREA:	16685.2m <sup>2</sup>		
<b>STAGE 1+2</b>			
SITE AREA:	11978.6m <sup>2</sup>		31.6%
SITE COVERAGE:	3783.5m <sup>2</sup>		45.9%
GARDEN AREA:	5496.4m <sup>2</sup>		40.0%
PERMEABILITY:	4787.5m <sup>2</sup>		
TOTAL GFA (INCL. GARAGE):	5888m <sup>2</sup>		
GF GFA (INCL. GARAGE):	3478m <sup>2</sup>		
1F GFA:	2410m <sup>2</sup>		

**LEGEND:**

GARDEN AREA



FUTURE STAGE (s)  
(APARTMENT BUILDING)  
REFER TO FUTURE STAGE  
PLANS  
(NOT IN PWA SCOPE)

Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR STA APPLICATION	JK

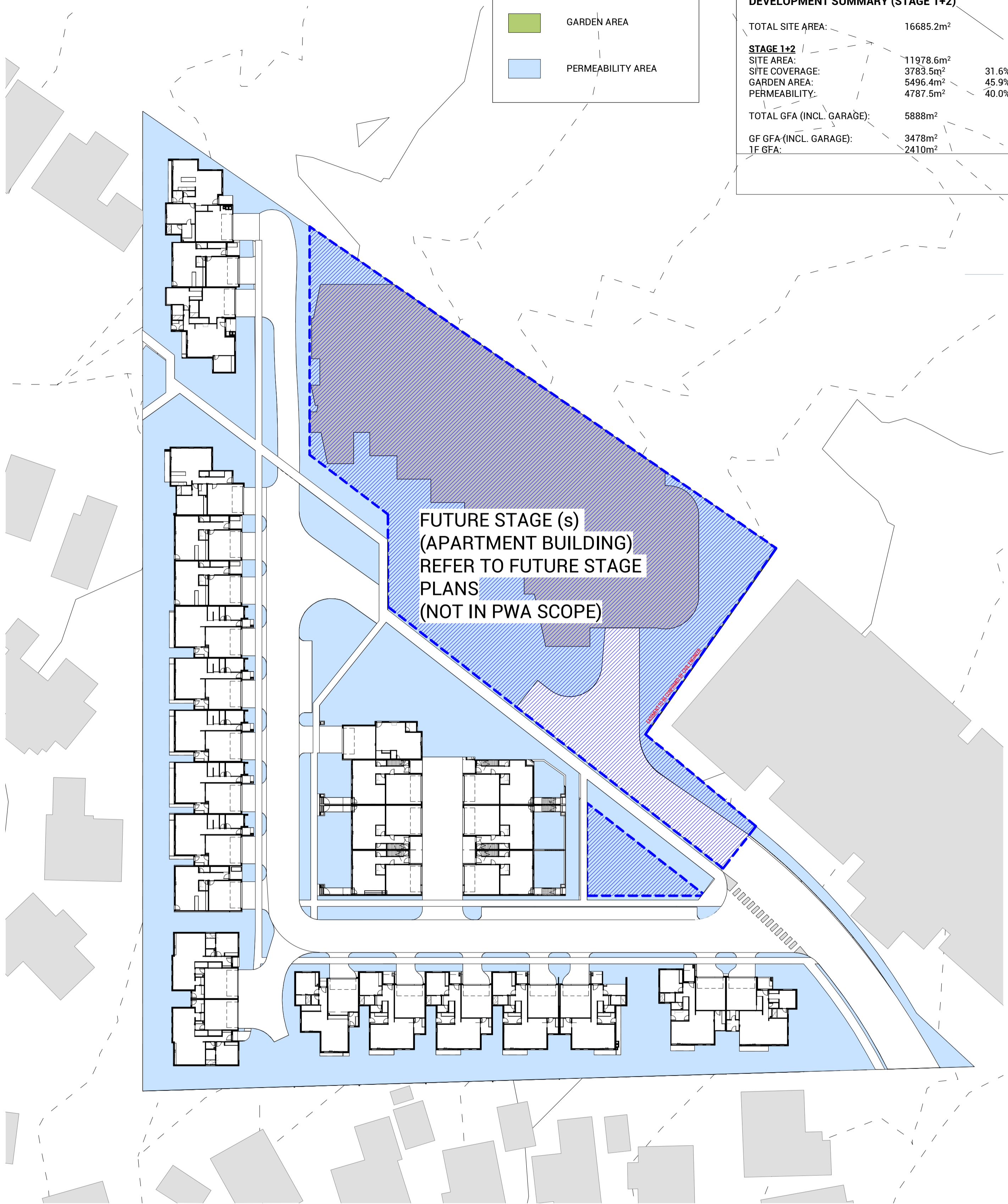


**LEGEND:**

<span style="color: green;">■</span>	GARDEN AREA
<span style="color: blue;">■</span>	PERMEABILITY AREA

**DEVELOPMENT SUMMARY (STAGE 1+2)**

TOTAL SITE AREA:	16685.2m <sup>2</sup>	
<b>STAGE 1+2</b>		
SITE AREA:	11978.6m <sup>2</sup>	31.6%
GARDEN AREA:	5496.4m <sup>2</sup>	45.9%
PERMEABILITY:	4787.5m <sup>2</sup>	40.0%
TOTAL GFA (INCL. GARAGE):	5888m <sup>2</sup>	
GF GFA (INCL. GARAGE):	3478m <sup>2</sup>	
1F GFA:	2410m <sup>2</sup>	



**1** TP - GARDEN AREA CALCULATION PLAN  
SCALE 1 : 500

**2** TP - PERMEABILITY PLAN  
SCALE 1 : 500

Revision No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR RTA APPLICATION	JK

DEVELOPMENT SUMMARY (STAGE 1+2)			
TOTAL SITE AREA:	16685.2m <sup>2</sup>		
<b>STAGE 1+2</b>			
SITE AREA:	11978.6m <sup>2</sup>	31.6%	
SITE COVERAGE:	3783.5m <sup>2</sup>	45.9%	
GARDEN AREA:	5496.4m <sup>2</sup>	40.0%	
PERMEABILITY:	4787.5m <sup>2</sup>		
TOTAL GFA (INCL. GARAGE):	5888m <sup>2</sup>		
GF GFA (INCL. GARAGE):	3478m <sup>2</sup>		
1F GFA:	2410m <sup>2</sup>		



1 TP - SITE COVERAGE PLAN  
SCALE 1 : 500



Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
**149 HANSWORTH STREET, MULGRAVE**

Client  
**MONOLITH PROJECTS**

No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR RTA APPLICATION	JX

Title  
**SITE COVERAGE PLAN**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Sheet No.  
**TP032**

Scale  
**As indicated** at A1

Date  
**20.12.16**

**TOWN PLANNING**

Revision  
**-**

Project No.  
**19365**



**LEGEND:**

- H/L HIGHLIGHT WINDOW WITH MIN. 1.7m SILL
- MB MAIL BOXES
- OBS FIXED OBSCURED GLASS TO MIN. 1.7m HIGH
- RET. RETAINING WALL
- RWT RAINWATER TANK
- STORE 6m<sup>2</sup> MIN. STORAGE
- CL CLOTHESLINE (FOLD-DOWN)
- NOMINAL BIN LOCATION
- A/C CONDENSER UNIT
- PREVIOUSLY APPROVED BUILDING ENVELOPE

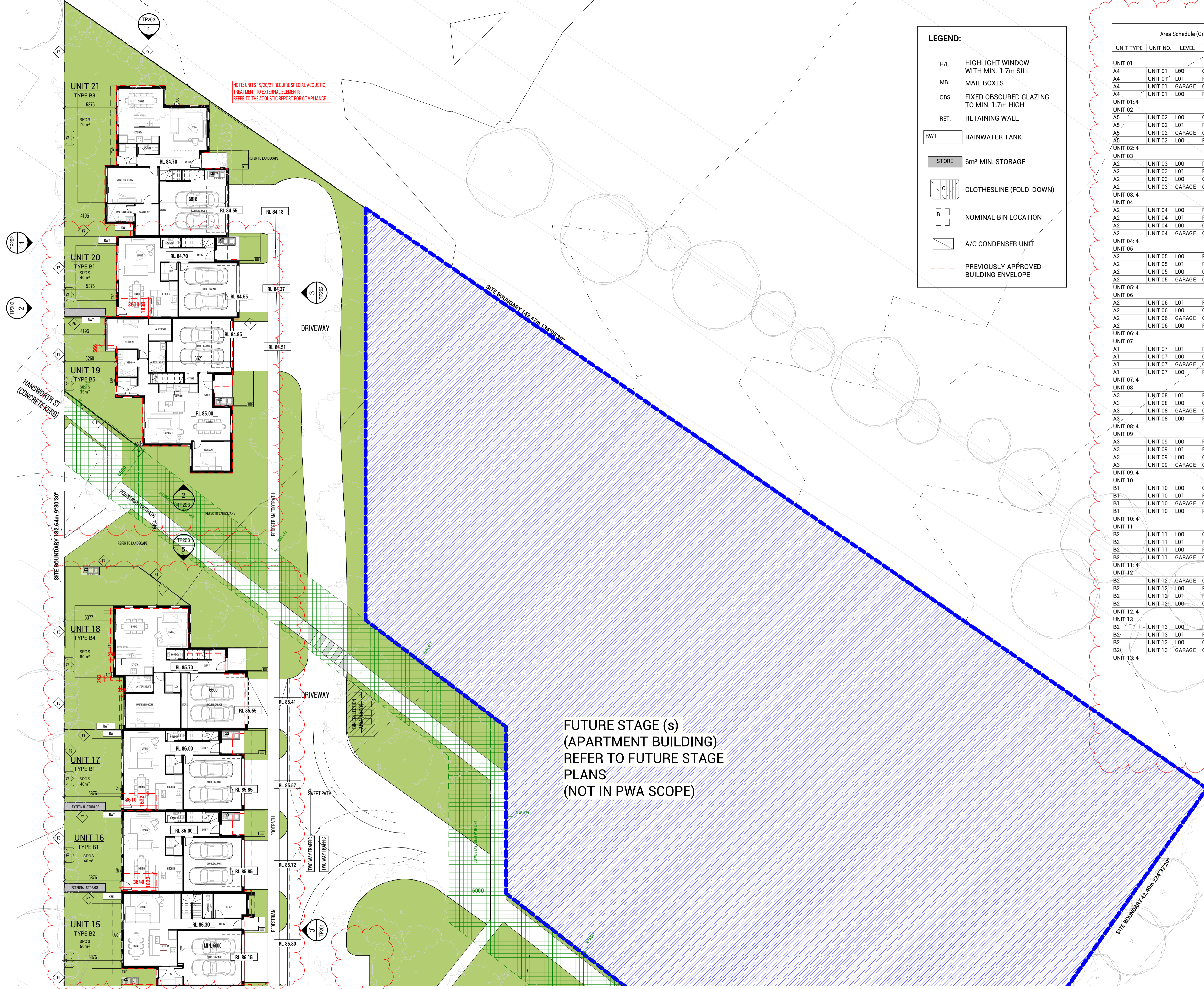
Area Schedule (Gross Building)				
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA
UNIT 01				
A4	UNIT 01	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
A4	UNIT 01	L01	FIRST FLOOR AREA	92 m <sup>2</sup>
A4	UNIT 01	L00	GARAGE AREA	36 m <sup>2</sup>
A4	UNIT 01	L00	POS - UNIT 1	100 m <sup>2</sup>
UNIT 01-4				
UNIT 02				
A5	UNIT 02	L00	GROUND FLOOR AREA	110 m <sup>2</sup>
A5	UNIT 02	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A5	UNIT 02	L00	GARAGE AREA	36 m <sup>2</sup>
A5	UNIT 02	L00	POS - UNIT 2	195 m <sup>2</sup>
UNIT 02-4				
UNIT 03				
A2	UNIT 03	L00	POS - UNIT 3	87 m <sup>2</sup>
A2	UNIT 03	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 03	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 03	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 03-4				
UNIT 04				
A2	UNIT 04	L00	POS - UNIT 4	90 m <sup>2</sup>
A2	UNIT 04	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 04	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 04	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 04-4				
UNIT 05				
A2	UNIT 05	L00	POS - UNIT 5	95 m <sup>2</sup>
A2	UNIT 05	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 05	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 05	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 05-4				
UNIT 06				
A2	UNIT 06	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 06	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 06	L00	GARAGE AREA	36 m <sup>2</sup>
A2	UNIT 06	L00	POS - UNIT 6	100 m <sup>2</sup>
UNIT 06-4				
UNIT 07				
A1	UNIT 07	L01	FIRST FLOOR AREA	79 m <sup>2</sup>
A1	UNIT 07	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
A1	UNIT 07	L00	GARAGE AREA	39 m <sup>2</sup>
A1	UNIT 07	L00	POS - UNIT 7	105 m <sup>2</sup>
UNIT 07-4				
UNIT 08				
A3	UNIT 08	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A3	UNIT 08	L00	GROUND FLOOR AREA	109 m <sup>2</sup>
A3	UNIT 08	L00	GARAGE AREA	40 m <sup>2</sup>
A3	UNIT 08	L00	POS - UNIT 8	146 m <sup>2</sup>
UNIT 08-4				
UNIT 09				
A3	UNIT 09	L00	POS - UNIT 9	137 m <sup>2</sup>
A3	UNIT 09	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A3	UNIT 09	L00	GROUND FLOOR AREA	109 m <sup>2</sup>
A3	UNIT 09	L00	GARAGE AREA	40 m <sup>2</sup>
UNIT 09-4				
UNIT 10				
B1	UNIT 10	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 10	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 10	L00	GARAGE AREA	36 m <sup>2</sup>
B1	UNIT 10	L00	POS - UNIT 10	50 m <sup>2</sup>
UNIT 10-4				
UNIT 11				
B2	UNIT 11	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 11	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 11	L00	POS - UNIT 11	64 m <sup>2</sup>
B2	UNIT 11	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 11-4				
UNIT 12				
B2	UNIT 12	L00	POS - UNIT 12	38 m <sup>2</sup>
B2	UNIT 12	L01	FIRST FLOOR AREA	64 m <sup>2</sup>
B2	UNIT 12	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 12	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
UNIT 12-4				
UNIT 13				
B2	UNIT 13	L00	POS - UNIT 13	64 m <sup>2</sup>
B2	UNIT 13	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 13	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 13	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 13-4				
UNIT 14				
B2	UNIT 14	L00	POS - UNIT 14	64 m <sup>2</sup>
B2	UNIT 14	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 14	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 14	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 14-4				
UNIT 15				
B2	UNIT 15	L00	POS - UNIT 15	64 m <sup>2</sup>
B2	UNIT 15	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 15	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 15	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 15-4				
UNIT 16				
B1	UNIT 16	L00	POS - UNIT 16	50 m <sup>2</sup>
B1	UNIT 16	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 16	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 16	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 16-4				
UNIT 17				
B1	UNIT 17	L00	POS - UNIT 17	50 m <sup>2</sup>
B1	UNIT 17	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 17	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 17	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 17-4				
UNIT 18				
B4	UNIT 18	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
B4	UNIT 18	L01	FIRST FLOOR AREA	74 m <sup>2</sup>
B4	UNIT 18	L00	GARAGE AREA	41 m <sup>2</sup>
B4	UNIT 18	L00	POS - UNIT 18	112 m <sup>2</sup>
UNIT 18-4				
UNIT 19				
B5	UNIT 19	L00	GROUND FLOOR AREA	118 m <sup>2</sup>
B5	UNIT 19	L01	FIRST FLOOR AREA	99 m <sup>2</sup>
B5	UNIT 19	L00	GARAGE AREA	39 m <sup>2</sup>
B5	UNIT 19	L00	POS - UNIT 19	59 m <sup>2</sup>
UNIT 19-4				
UNIT 20				
B1	UNIT 20	L00	POS - UNIT 20	45 m <sup>2</sup>
B1	UNIT 20	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 20	L00	GROUND FLOOR AREA	36 m <sup>2</sup>
B1	UNIT 20	L00	GARAGE AREA	237 m <sup>2</sup>
UNIT 20-4				
UNIT 21				
B3	UNIT 21	L00	GROUND FLOOR AREA	112 m <sup>2</sup>
B3	UNIT 21	L01	FIRST FLOOR AREA	68 m <sup>2</sup>
B3	UNIT 21	L00	GARAGE AREA	46 m <sup>2</sup>
B3	UNIT 21	L00	POS - UNIT 21	139 m <sup>2</sup>
UNIT 21-4				
UNIT 22				
C1	UNIT 22	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C1	UNIT 22	L00	GROUND FLOOR AREA	40 m <sup>2</sup>
C1	UNIT 22	L00	POS - UNIT 22	82 m <sup>2</sup>
C1	UNIT 22	L00	GROUND FLOOR AREA	61 m <sup>2</sup>
UNIT 22-4				
UNIT 23				
C2	UNIT 23	L00	POS - UNIT 23	49 m <sup>2</sup>
C2	UNIT 23	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 23	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 23	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 23-4				
UNIT 24				
C2	UNIT 24	L00	POS - UNIT 24	49 m <sup>2</sup>
C2	UNIT 24	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 24	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 24	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 24-4				
UNIT 25				
C2	UNIT 25	L00	POS - UNIT 25	49 m <sup>2</sup>
C2	UNIT 25	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 25	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 25	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 25-4				
UNIT 26				
C2	UNIT 26	L00	POS - UNIT 26	49 m <sup>2</sup>
C2	UNIT 26	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 26	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 26	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 26-4				
UNIT 27				
C2	UNIT 27	L00	POS - UNIT 27	49 m <sup>2</sup>
C2	UNIT 27	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 27	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 27	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 27-4				
UNIT 28				
C2	UNIT 28	L00	POS - UNIT 28	49 m <sup>2</sup>
C2	UNIT 28	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 28	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 28	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 28-4				
Grand total: 112				
Grand total: 8197 m <sup>2</sup>				

**DEVELOPMENT SUMMARY (STAGE 1+2)**

TOTAL SITE AREA:	16685.2m <sup>2</sup>	
STAGE 1+2 SITE AREA:	11978.6m <sup>2</sup>	
SITE COVERAGE:	3783.5m <sup>2</sup>	31.6%
GARDEN AREA:	5496.4m <sup>2</sup>	45.9%
PERMEABILITY:	4787.5m <sup>2</sup>	40.0%
TOTAL GFA (INCL. GARAGE):	5888m <sup>2</sup>	
GF GFA (INCL. GARAGE):	3478m <sup>2</sup>	
1F GFA:	2410m <sup>2</sup>	

**Revision**

No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR STA APPLICATION	JX



**LEGEND:**

- H/L HIGHLIGHT WINDOW WITH MIN. 1.7m SILL
- MB MAIL BOXES
- OBS FIXED OBSCURED GLAZING TO MIN. 1.7m HIGH
- RET. RETAINING WALL
- RWT RAINWATER TANK
- STORE 6m³ MIN. STORAGE
- CL CLOTHESLINE (FOLD-DOWN)
- B NOMINAL BIN LOCATION
- A/C CONDENSER UNIT
- PREVIOUSLY APPROVED BUILDING ENVELOPE

Area Schedule (Gross Building)					
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA	
UNIT 01					
A4	UNIT 01	L00	GROUND FLOOR AREA	101 m²	
A4	UNIT 01	L01	FIRST FLOOR AREA	92 m²	
A4	UNIT 01	L00	GARAGE AREA	36 m²	
A4	UNIT 01	L00	POS - UNIT 1	100 m²	
UNIT 01: 4					329 m²
UNIT 02					
A5	UNIT 02	L00	GROUND FLOOR AREA	110 m²	
A5	UNIT 02	L01	FIRST FLOOR AREA	88 m²	
A5	UNIT 02	L00	GARAGE AREA	36 m²	
A5	UNIT 02	L00	POS - UNIT 2	195 m²	
UNIT 02: 4					428 m²
UNIT 03					
A2	UNIT 03	L00	POS - UNIT 3	87 m²	
A2	UNIT 03	L01	FIRST FLOOR AREA	89 m²	
A2	UNIT 03	L00	GARAGE AREA	107 m²	
A2	UNIT 03	L00	GARAGE AREA	36 m²	
UNIT 03: 4					319 m²
UNIT 04					
A2	UNIT 04	L00	POS - UNIT 4	90 m²	
A2	UNIT 04	L01	FIRST FLOOR AREA	89 m²	
A2	UNIT 04	L00	GARAGE AREA	107 m²	
A2	UNIT 04	L00	GARAGE AREA	36 m²	
UNIT 04: 4					322 m²
UNIT 05					
A2	UNIT 05	L00	POS - UNIT 5	95 m²	
A2	UNIT 05	L01	FIRST FLOOR AREA	89 m²	
A2	UNIT 05	L00	GARAGE AREA	107 m²	
A2	UNIT 05	L00	GARAGE AREA	36 m²	
UNIT 05: 4					327 m²
UNIT 06					
A2	UNIT 06	L01	FIRST FLOOR AREA	89 m²	
A2	UNIT 06	L00	GROUND FLOOR AREA	107 m²	
A2	UNIT 06	L00	GARAGE AREA	36 m²	
A2	UNIT 06	L00	POS - UNIT 6	100 m²	
UNIT 06: 4					332 m²
UNIT 07					
A1	UNIT 07	L01	FIRST FLOOR AREA	79 m²	
A1	UNIT 07	L00	GROUND FLOOR AREA	101 m²	
A1	UNIT 07	L00	GARAGE AREA	39 m²	
A1	UNIT 07	L00	POS - UNIT 7	105 m²	
UNIT 07: 4					325 m²
UNIT 08					
A3	UNIT 08	L01	FIRST FLOOR AREA	88 m²	
A3	UNIT 08	L00	GROUND FLOOR AREA	109 m²	
A3	UNIT 08	L00	GARAGE AREA	40 m²	
A3	UNIT 08	L00	POS - UNIT 8	146 m²	
UNIT 08: 4					382 m²
UNIT 09					
A3	UNIT 09	L00	POS - UNIT 9	137 m²	
A3	UNIT 09	L01	FIRST FLOOR AREA	88 m²	
A3	UNIT 09	L00	GROUND FLOOR AREA	109 m²	
A3	UNIT 09	L00	GARAGE AREA	40 m²	
UNIT 09: 4					373 m²
UNIT 10					
B1	UNIT 10	L00	GROUND FLOOR AREA	65 m²	
B1	UNIT 10	L01	FIRST FLOOR AREA	90 m²	
B1	UNIT 10	L00	GARAGE AREA	36 m²	
B1	UNIT 10	L00	POS - UNIT 10	50 m²	
UNIT 10: 4					241 m²
UNIT 11					
B2	UNIT 11	L00	GROUND FLOOR AREA	80 m²	
B2	UNIT 11	L01	FIRST FLOOR AREA	78 m²	
B2	UNIT 11	L00	POS - UNIT 11	64 m²	
B2	UNIT 11	L00	GARAGE AREA	38 m²	
UNIT 11: 4					259 m²
UNIT 12					
B2	UNIT 12	L00	GARAGE AREA	38 m²	
B2	UNIT 12	L00	POS - UNIT 12	64 m²	
B2	UNIT 12	L01	FIRST FLOOR AREA	78 m²	
B2	UNIT 12	L00	GROUND FLOOR AREA	80 m²	
UNIT 12: 4					259 m²
UNIT 13					
B2	UNIT 13	L00	POS - UNIT 13	64 m²	
B2	UNIT 13	L01	FIRST FLOOR AREA	78 m²	
B2	UNIT 13	L00	GROUND FLOOR AREA	80 m²	
B2	UNIT 13	L00	GARAGE AREA	38 m²	
UNIT 13: 4					259 m²

Area Schedule (Gross Building)					
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA	
UNIT 14					
B2	UNIT 14	L00	POS - UNIT 14	64 m²	
B2	UNIT 14	L01	FIRST FLOOR AREA	78 m²	
B2	UNIT 14	L00	GROUND FLOOR AREA	80 m²	
B2	UNIT 14	L00	GARAGE AREA	38 m²	
UNIT 14: 4					259 m²
UNIT 15					
B2	UNIT 15	L00	POS - UNIT 15	64 m²	
B2	UNIT 15	L01	FIRST FLOOR AREA	78 m²	
B2	UNIT 15	L00	GROUND FLOOR AREA	80 m²	
B2	UNIT 15	L00	GARAGE AREA	38 m²	
UNIT 15: 4					259 m²
UNIT 16					
B1	UNIT 16	L00	POS - UNIT 16	50 m²	
B1	UNIT 16	L01	FIRST FLOOR AREA	90 m²	
B1	UNIT 16	L00	GROUND FLOOR AREA	107 m²	
B1	UNIT 16	L00	GARAGE AREA	36 m²	
UNIT 16: 4					241 m²
UNIT 17					
B1	UNIT 17	L00	POS - UNIT 17	50 m²	
B1	UNIT 17	L01	FIRST FLOOR AREA	90 m²	
B1	UNIT 17	L00	GROUND FLOOR AREA	107 m²	
B1	UNIT 17	L00	GARAGE AREA	36 m²	
UNIT 17: 4					241 m²
UNIT 18					
B4	UNIT 18	L00	GROUND FLOOR AREA	101 m²	
B4	UNIT 18	L01	FIRST FLOOR AREA	74 m²	
B4	UNIT 18	L00	GARAGE AREA	41 m²	
B4	UNIT 18	L00	POS - UNIT 18	112 m²	
UNIT 18: 4					328 m²
UNIT 19					
B5	UNIT 19	L00	GROUND FLOOR AREA	118 m²	
B5	UNIT 19	L01	FIRST FLOOR AREA	99 m²	
B5	UNIT 19	L00	GARAGE AREA	39 m²	
B5	UNIT 19	L00	POS - UNIT 19	59 m²	
UNIT 19: 4					315 m²
UNIT 20					
B1	UNIT 20	L00	POS - UNIT 20	45 m²	
B1	UNIT 20	L01	FIRST FLOOR AREA	90 m²	
B1	UNIT 20	L00	GROUND FLOOR AREA	96 m²	
B1	UNIT 20	L00	GARAGE AREA	36 m²	
UNIT 20: 4					237 m²
UNIT 21					
B3	UNIT 21	L00	GROUND FLOOR AREA	112 m²	
B3	UNIT 21	L01	FIRST FLOOR AREA	68 m²	
B3	UNIT 21	L00	GARAGE AREA	46 m²	
B3	UNIT 21	L00	POS - UNIT 21	139 m²	
UNIT 21: 4					366 m²
UNIT 22					
C1	UNIT 22	L01	FIRST FLOOR AREA	90 m²	
C1	UNIT 22	L00	GARAGE AREA	40 m²	
C1	UNIT 22	L00	POS - UNIT 22	82 m²	
C1	UNIT 22	L00	GROUND FLOOR AREA	61 m²	
UNIT 22: 4					274 m²
UNIT 23					
C2	UNIT 23	L00	POS - UNIT 23	49 m²	
C2	UNIT 23	L01	FIRST FLOOR AREA	90 m²	
C2	UNIT 23	L00	GROUND FLOOR AREA	67 m²	
C2	UNIT 23	L00	GARAGE AREA	39 m²	
UNIT 23: 4					245 m²
UNIT 24					
C2	UNIT 24	L00	POS - UNIT 24	97 m²	
C2	UNIT 24	L01	FIRST FLOOR AREA	90 m²	
C2	UNIT 24	L00	GROUND FLOOR AREA	67 m²	
C2	UNIT 24	L00	GARAGE AREA	39 m²	
UNIT 24: 4					293 m²
UNIT 25					
C2	UNIT 25	L00	POS - UNIT 25	49 m²	
C2	UNIT 25	L01	FIRST FLOOR AREA	90 m²	
C2	UNIT 25	L00	GROUND FLOOR AREA	67 m²	
C2	UNIT 25	L00	GARAGE AREA	39 m²	
UNIT 25: 4					245 m²
UNIT 26					
C2	UNIT 26	L00	POS - UNIT 26	49 m²	
C2	UNIT 26	L01	FIRST FLOOR AREA	90 m²	
C2	UNIT 26	L00	GROUND FLOOR AREA	67 m²	
C2	UNIT 26	L00	GARAGE AREA	39 m²	
UNIT 26: 4					245 m²
UNIT 27					
C2	UNIT 27	L00	POS - UNIT 27	49 m²	
C2	UNIT 27	L01	FIRST FLOOR AREA	90 m²	
C2	UNIT 27	L00	GROUND FLOOR AREA	67 m²	
C2	UNIT 27	L00	GARAGE AREA	39 m²	
UNIT 27: 4					245 m²
UNIT 28					
C2	UNIT 28	L00	POS - UNIT 28	49 m²	
C2	UNIT 28	L01	FIRST FLOOR AREA	90 m²	
C2	UNIT 28	L00	GROUND FLOOR AREA	67 m²	
C2	UNIT 28	L00	GARAGE AREA	39 m²	
UNIT 28: 4					246 m²
Grand total: 112					8197 m²

**DEVELOPMENT SUMMARY (STAGE 1+2)**

TOTAL SITE AREA:	16685.2m²	
<b>STAGE 1+2</b>		
SITE AREA:	11978.6m²	
SITE COVERAGE:	3783.5m²	31.6%
GARDEN AREA:	5495.4m²	45.9%
PERMEABILITY:	4787.5m²	40.0%
TOTAL GFA (INCL. GARAGE):	5888m²	
GF GFA (INCL. GARAGE):	3478m²	
1F GFA:	2410m²	

**TOWN PLANNING**





**LEGEND:**

- H/L HIGHLIGHT WINDOW WITH MIN. 1.7m SILL
- MB MAIL BOXES
- OBS FIXED OBSCURED GLAZING TO MIN. 1.7m HIGH
- PREVIOUSLY APPROVED BUILDING ENVELOPE
- SITE BOUNDARY 145.3m 121.1m 147.1m 122.4m

Area Schedule (Gross Building)				
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA
UNIT 01				
A4	UNIT 01	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
A4	UNIT 01	L01	FIRST FLOOR AREA	92 m <sup>2</sup>
A4	UNIT 01	L00	GARAGE AREA	36 m <sup>2</sup>
A4	UNIT 01	L00	POS - UNIT 1	100 m <sup>2</sup>
UNIT 01: 4				
UNIT 02				
A5	UNIT 02	L00	GROUND FLOOR AREA	110 m <sup>2</sup>
A5	UNIT 02	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A5	UNIT 02	L00	GARAGE AREA	36 m <sup>2</sup>
A5	UNIT 02	L00	POS - UNIT 2	195 m <sup>2</sup>
UNIT 02: 4				
UNIT 03				
A2	UNIT 03	L00	POS - UNIT 3	87 m <sup>2</sup>
A2	UNIT 03	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 03	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 03	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 03: 4				
UNIT 04				
A2	UNIT 04	L00	POS - UNIT 4	90 m <sup>2</sup>
A2	UNIT 04	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 04	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 04	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 04: 4				
UNIT 05				
A2	UNIT 05	L00	POS - UNIT 5	95 m <sup>2</sup>
A2	UNIT 05	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 05	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 05	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 05: 4				
UNIT 06				
A2	UNIT 06	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 06	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 06	L00	GARAGE AREA	36 m <sup>2</sup>
A2	UNIT 06	L00	POS - UNIT 6	100 m <sup>2</sup>
UNIT 06: 4				
UNIT 07				
A1	UNIT 07	L01	FIRST FLOOR AREA	79 m <sup>2</sup>
A1	UNIT 07	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
A1	UNIT 07	L00	GARAGE AREA	39 m <sup>2</sup>
A1	UNIT 07	L00	POS - UNIT 7	105 m <sup>2</sup>
UNIT 07: 4				
UNIT 08				
A3	UNIT 08	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A3	UNIT 08	L00	GROUND FLOOR AREA	109 m <sup>2</sup>
A3	UNIT 08	L00	GARAGE AREA	40 m <sup>2</sup>
A3	UNIT 08	L00	POS - UNIT 8	146 m <sup>2</sup>
UNIT 08: 4				
UNIT 09				
A3	UNIT 09	L00	POS - UNIT 9	137 m <sup>2</sup>
A3	UNIT 09	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A3	UNIT 09	L00	GROUND FLOOR AREA	109 m <sup>2</sup>
A3	UNIT 09	L00	GARAGE AREA	40 m <sup>2</sup>
UNIT 09: 4				
UNIT 10				
B1	UNIT 10	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 10	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 10	L00	GARAGE AREA	36 m <sup>2</sup>
B1	UNIT 10	L00	POS - UNIT 10	241 m <sup>2</sup>
UNIT 10: 4				
UNIT 11				
B2	UNIT 11	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 11	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 11	L00	POS - UNIT 11	64 m <sup>2</sup>
B2	UNIT 11	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 11: 4				
UNIT 12				
B2	UNIT 12	L00	GROUND FLOOR AREA	38 m <sup>2</sup>
B2	UNIT 12	L01	FIRST FLOOR AREA	64 m <sup>2</sup>
B2	UNIT 12	L00	POS - UNIT 12	78 m <sup>2</sup>
B2	UNIT 12	L00	GARAGE AREA	80 m <sup>2</sup>
UNIT 12: 4				
UNIT 13				
B2	UNIT 13	L00	POS - UNIT 13	64 m <sup>2</sup>
B2	UNIT 13	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 13	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 13	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 13: 4				

Area Schedule (Gross Building)				
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA
UNIT 14				
B2	UNIT 14	L00	POS - UNIT 14	64 m <sup>2</sup>
B2	UNIT 14	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 14	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 14	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 14: 4				
UNIT 15				
B2	UNIT 15	L00	POS - UNIT 15	64 m <sup>2</sup>
B2	UNIT 15	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 15	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 15	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 15: 4				
UNIT 16				
B1	UNIT 16	L00	POS - UNIT 16	50 m <sup>2</sup>
B1	UNIT 16	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 16	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 16	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 16: 4				
UNIT 17				
B1	UNIT 17	L00	POS - UNIT 17	50 m <sup>2</sup>
B1	UNIT 17	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 17	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 17	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 17: 4				
UNIT 18				
B4	UNIT 18	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
B4	UNIT 18	L01	FIRST FLOOR AREA	74 m <sup>2</sup>
B4	UNIT 18	L00	GARAGE AREA	41 m <sup>2</sup>
B4	UNIT 18	L00	POS - UNIT 18	112 m <sup>2</sup>
UNIT 18: 4				
UNIT 19				
B5	UNIT 19	L00	GROUND FLOOR AREA	118 m <sup>2</sup>
B5	UNIT 19	L01	FIRST FLOOR AREA	99 m <sup>2</sup>
B5	UNIT 19	L00	GARAGE AREA	39 m <sup>2</sup>
B5	UNIT 19	L00	POS - UNIT 19	59 m <sup>2</sup>
UNIT 19: 4				
UNIT 20				
B1	UNIT 20	L00	POS - UNIT 20	45 m <sup>2</sup>
B1	UNIT 20	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 20	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 20	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 20: 4				
UNIT 21				
B3	UNIT 21	L00	GROUND FLOOR AREA	112 m <sup>2</sup>
B3	UNIT 21	L01	FIRST FLOOR AREA	68 m <sup>2</sup>
B3	UNIT 21	L00	GARAGE AREA	46 m <sup>2</sup>
B3	UNIT 21	L00	POS - UNIT 21	139 m <sup>2</sup>
UNIT 21: 4				
UNIT 22				
C1	UNIT 22	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C1	UNIT 22	L00	GARAGE AREA	40 m <sup>2</sup>
C1	UNIT 22	L00	POS - UNIT 22	82 m <sup>2</sup>
C1	UNIT 22	L00	GROUND FLOOR AREA	61 m <sup>2</sup>
UNIT 22: 4				
UNIT 23				
C2	UNIT 23	L00	POS - UNIT 23	49 m <sup>2</sup>
C2	UNIT 23	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 23	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 23	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 23: 4				
UNIT 24				
C2	UNIT 24	L00	POS - UNIT 24	97 m <sup>2</sup>
C2	UNIT 24	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 24	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 24	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 24: 4				
UNIT 25				
C2	UNIT 25	L00	POS - UNIT 25	49 m <sup>2</sup>
C2	UNIT 25	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 25	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 25	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 25: 4				
UNIT 26				
C2	UNIT 26	L00	POS - UNIT 26	49 m <sup>2</sup>
C2	UNIT 26	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 26	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 26	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 26: 4				
UNIT 27				
C2	UNIT 27	L00	POS - UNIT 27	49 m <sup>2</sup>
C2	UNIT 27	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 27	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 27	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 27: 4				
UNIT 28				
C2	UNIT 28	L00	POS - UNIT 28	49 m <sup>2</sup>
C2	UNIT 28	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 28	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 28	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 28: 4				
Grand total: 112 8197 m <sup>2</sup>				

**DEVELOPMENT SUMMARY (STAGE 1+2)**

TOTAL SITE AREA:	16685.2m <sup>2</sup>	
<b>STAGE 1+2</b>		
SITE AREA:	11978.6m <sup>2</sup>	
SITE COVERAGE:	3783.5m <sup>2</sup>	31.6%
GARDEN AREA:	5496.4m <sup>2</sup>	45.9%
PERMEABILITY:	4787.5m <sup>2</sup>	40.0%
TOTAL GFA (INCL. GARAGE):	5888m <sup>2</sup>	
GF GFA (INCL. GARAGE):	3478m <sup>2</sup>	
1F GFA:	2410m <sup>2</sup>	

**PWA**  
Architecture | Interior Design  
Parallel Workshop Pty Ltd  
ACN 611 137 458

Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

A: 10 Elizabeth Street, Richmond VIC 3121  
E: info@parallelworkshop.com.au  
T: +61 03 90202100

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
149 HANSWORTH STREET, MULGRAVE

Client  
**MONOLITH PROJECTS**

Revision

No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR STA APPLICATION	JX

Title  
**GENERAL ARRANGEMENT FIRST FLOOR PLAN**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Sheet No.  
**TP102**

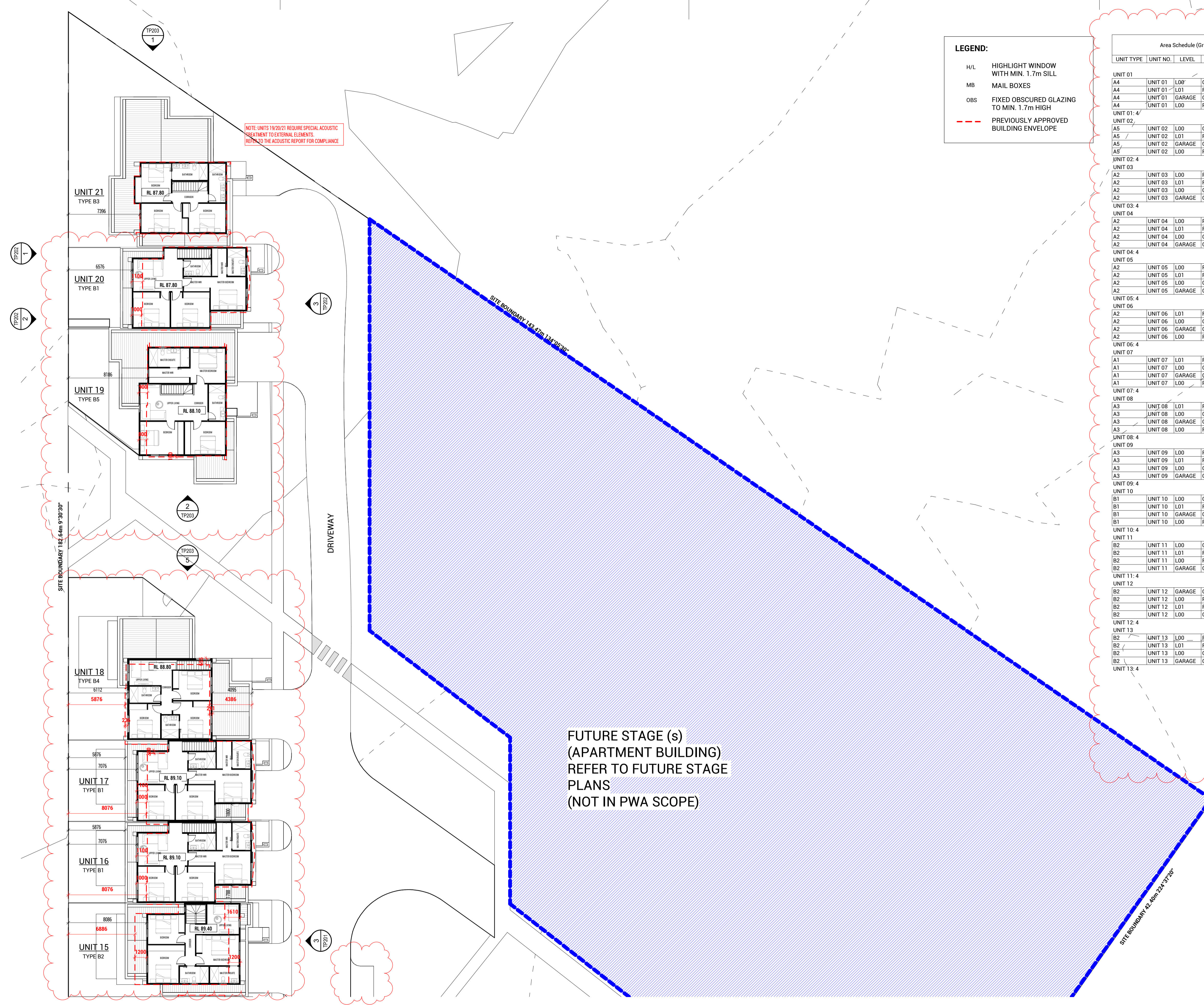
Scale  
**As indicated** at A1

Date  
**20.12.16**

Revision  
**-**

Project No.  
**19365**

**TOWN PLANNING**



**LEGEND:**

- H/L HIGHLIGHT WINDOW WITH MIN. 1.7m SILL
- MB MAIL BOXES
- OBS FIXED OBSCURED GLAZING TO MIN. 1.7m HIGH
- - - PREVIOUSLY APPROVED BUILDING ENVELOPE

Area Schedule (Gross Building)					
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA	
UNIT 01					
A4	UNIT 01	L00	GROUND FLOOR AREA	101 m <sup>2</sup>	
A4	UNIT 01	L01	FIRST FLOOR AREA	92 m <sup>2</sup>	
A4	UNIT 01	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
A4	UNIT 01	L00	POS - UNIT 1	100 m <sup>2</sup>	
UNIT 01: 4					329 m <sup>2</sup>
UNIT 02					
A5	UNIT 02	L00	GROUND FLOOR AREA	110 m <sup>2</sup>	
A5	UNIT 02	L01	FIRST FLOOR AREA	88 m <sup>2</sup>	
A5	UNIT 02	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
A5	UNIT 02	L00	POS - UNIT 2	195 m <sup>2</sup>	
UNIT 02: 4					428 m <sup>2</sup>
UNIT 03					
A2	UNIT 03	L00	POS - UNIT 3	87 m <sup>2</sup>	
A2	UNIT 03	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 03	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 03	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
UNIT 03: 4					319 m <sup>2</sup>
UNIT 04					
A2	UNIT 04	L00	POS - UNIT 4	90 m <sup>2</sup>	
A2	UNIT 04	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 04	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 04	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
UNIT 04: 4					322 m <sup>2</sup>
UNIT 05					
A2	UNIT 05	L00	POS - UNIT 5	95 m <sup>2</sup>	
A2	UNIT 05	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 05	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 05	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
UNIT 05: 4					327 m <sup>2</sup>
UNIT 06					
A2	UNIT 06	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 06	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 06	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
A2	UNIT 06	L00	POS - UNIT 6	100 m <sup>2</sup>	
UNIT 06: 4					332 m <sup>2</sup>
UNIT 07					
A1	UNIT 07	L01	FIRST FLOOR AREA	79 m <sup>2</sup>	
A1	UNIT 07	L00	GROUND FLOOR AREA	101 m <sup>2</sup>	
A1	UNIT 07	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
A1	UNIT 07	L00	POS - UNIT 7	105 m <sup>2</sup>	
UNIT 07: 4					325 m <sup>2</sup>
UNIT 08					
A3	UNIT 08	L01	FIRST FLOOR AREA	88 m <sup>2</sup>	
A3	UNIT 08	L00	GROUND FLOOR AREA	109 m <sup>2</sup>	
A3	UNIT 08	GARAGE	GARAGE AREA	40 m <sup>2</sup>	
A3	UNIT 08	L00	POS - UNIT 8	146 m <sup>2</sup>	
UNIT 08: 4					382 m <sup>2</sup>
UNIT 09					
A3	UNIT 09	L00	POS - UNIT 9	137 m <sup>2</sup>	
A3	UNIT 09	L01	FIRST FLOOR AREA	88 m <sup>2</sup>	
A3	UNIT 09	L00	GROUND FLOOR AREA	109 m <sup>2</sup>	
A3	UNIT 09	GARAGE	GARAGE AREA	40 m <sup>2</sup>	
UNIT 09: 4					373 m <sup>2</sup>
UNIT 10					
B1	UNIT 10	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 10	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 10	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
B1	UNIT 10	L00	POS - UNIT 10	50 m <sup>2</sup>	
UNIT 10: 4					241 m <sup>2</sup>
UNIT 11					
B2	UNIT 11	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 11	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 11	L00	POS - UNIT 11	64 m <sup>2</sup>	
B2	UNIT 11	GARAGE	GARAGE AREA	38 m <sup>2</sup>	
UNIT 11: 4					259 m <sup>2</sup>
UNIT 12					
B2	UNIT 12	GARAGE	GARAGE AREA	38 m <sup>2</sup>	
B2	UNIT 12	L00	POS - UNIT 12	64 m <sup>2</sup>	
B2	UNIT 12	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 12	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
UNIT 12: 4					259 m <sup>2</sup>
UNIT 13					
B2	UNIT 13	L00	POS - UNIT 13	64 m <sup>2</sup>	
B2	UNIT 13	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 13	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 13	GARAGE	GARAGE AREA	38 m <sup>2</sup>	
UNIT 13: 4					259 m <sup>2</sup>
UNIT 14					
B2	UNIT 14	L00	POS - UNIT 14	64 m <sup>2</sup>	
B2	UNIT 14	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 14	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 14	GARAGE	GARAGE AREA	38 m <sup>2</sup>	
UNIT 14: 4					259 m <sup>2</sup>
UNIT 15					
B2	UNIT 15	L00	POS - UNIT 15	64 m <sup>2</sup>	
B2	UNIT 15	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 15	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 15	GARAGE	GARAGE AREA	38 m <sup>2</sup>	
UNIT 15: 4					259 m <sup>2</sup>
UNIT 16					
B1	UNIT 16	L00	POS - UNIT 16	50 m <sup>2</sup>	
B1	UNIT 16	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 16	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 16	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
UNIT 16: 4					241 m <sup>2</sup>
UNIT 17					
B1	UNIT 17	L00	POS - UNIT 17	50 m <sup>2</sup>	
B1	UNIT 17	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 17	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 17	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
UNIT 17: 4					241 m <sup>2</sup>
UNIT 18					
B4	UNIT 18	L00	GROUND FLOOR AREA	101 m <sup>2</sup>	
B4	UNIT 18	L01	FIRST FLOOR AREA	74 m <sup>2</sup>	
B4	UNIT 18	GARAGE	GARAGE AREA	41 m <sup>2</sup>	
B4	UNIT 18	L00	POS - UNIT 18	112 m <sup>2</sup>	
UNIT 18: 4					328 m <sup>2</sup>
UNIT 19					
B5	UNIT 19	L00	GROUND FLOOR AREA	118 m <sup>2</sup>	
B5	UNIT 19	L01	FIRST FLOOR AREA	99 m <sup>2</sup>	
B5	UNIT 19	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
B5	UNIT 19	L00	POS - UNIT 19	59 m <sup>2</sup>	
UNIT 19: 4					315 m <sup>2</sup>
UNIT 20					
B1	UNIT 20	L00	POS - UNIT 20	45 m <sup>2</sup>	
B1	UNIT 20	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 20	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 20	GARAGE	GARAGE AREA	36 m <sup>2</sup>	
UNIT 20: 4					237 m <sup>2</sup>
UNIT 21					
B3	UNIT 21	L00	GROUND FLOOR AREA	112 m <sup>2</sup>	
B3	UNIT 21	L01	FIRST FLOOR AREA	68 m <sup>2</sup>	
B3	UNIT 21	GARAGE	GARAGE AREA	46 m <sup>2</sup>	
B3	UNIT 21	L00	POS - UNIT 21	139 m <sup>2</sup>	
UNIT 21: 4					366 m <sup>2</sup>
UNIT 22					
C1	UNIT 22	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C1	UNIT 22	GARAGE	GARAGE AREA	40 m <sup>2</sup>	
C1	UNIT 22	L00	POS - UNIT 22	82 m <sup>2</sup>	
C1	UNIT 22	L00	GROUND FLOOR AREA	61 m <sup>2</sup>	
UNIT 22: 4					274 m <sup>2</sup>
UNIT 23					
C2	UNIT 23	L00	POS - UNIT 23	49 m <sup>2</sup>	
C2	UNIT 23	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 23	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 23	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
UNIT 23: 4					245 m <sup>2</sup>
UNIT 24					
C2	UNIT 24	L00	POS - UNIT 24	97 m <sup>2</sup>	
C2	UNIT 24	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 24	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 24	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
UNIT 24: 4					293 m <sup>2</sup>
UNIT 25					
C2	UNIT 25	L00	POS - UNIT 25	49 m <sup>2</sup>	
C2	UNIT 25	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 25	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 25	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
UNIT 25: 4					245 m <sup>2</sup>
UNIT 26					
C2	UNIT 26	L00	POS - UNIT 26	49 m <sup>2</sup>	
C2	UNIT 26	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 26	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 26	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
UNIT 26: 4					245 m <sup>2</sup>
UNIT 27					
C2	UNIT 27	L00	POS - UNIT 27	49 m <sup>2</sup>	
C2	UNIT 27	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 27	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 27	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
UNIT 27: 4					245 m <sup>2</sup>
UNIT 28					
C2	UNIT 28	L00	POS - UNIT 28	49 m <sup>2</sup>	
C2	UNIT 28	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 28	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 28	GARAGE	GARAGE AREA	39 m <sup>2</sup>	
UNIT 28: 4					246 m <sup>2</sup>
Grand total					8197 m <sup>2</sup>

FUTURE STAGE (s)  
(APARTMENT BUILDING)  
REFER TO FUTURE STAGE  
PLANS  
(NOT IN PWA SCOPE)

DEVELOPMENT SUMMARY (STAGE 1+2)		
TOTAL SITE AREA:	16685.2m <sup>2</sup>	
<b>STAGE 1+2</b>		
SITE AREA:	11978.6m <sup>2</sup>	
SITE COVERAGE:	3783.5m <sup>2</sup>	31.6%
GARDEN AREA:	5496.4m <sup>2</sup>	45.9%
PERMEABILITY:	4787.5m <sup>2</sup>	40.0%
TOTAL GFA (INCL. GARAGE):	5888m <sup>2</sup>	
GF GFA (INCL. GARAGE):	3478m <sup>2</sup>	
1F GFA:	2410m <sup>2</sup>	

**TOWN PLANNING**



Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
**149 HANSWORTH STREET, MULGRAVE**

Client  
**MONOLITH PROJECTS**

Revision			
No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR STA APPLICATION	JX

Title  
**GENERAL ARRANGEMENT FIRST FLOOR PLAN**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

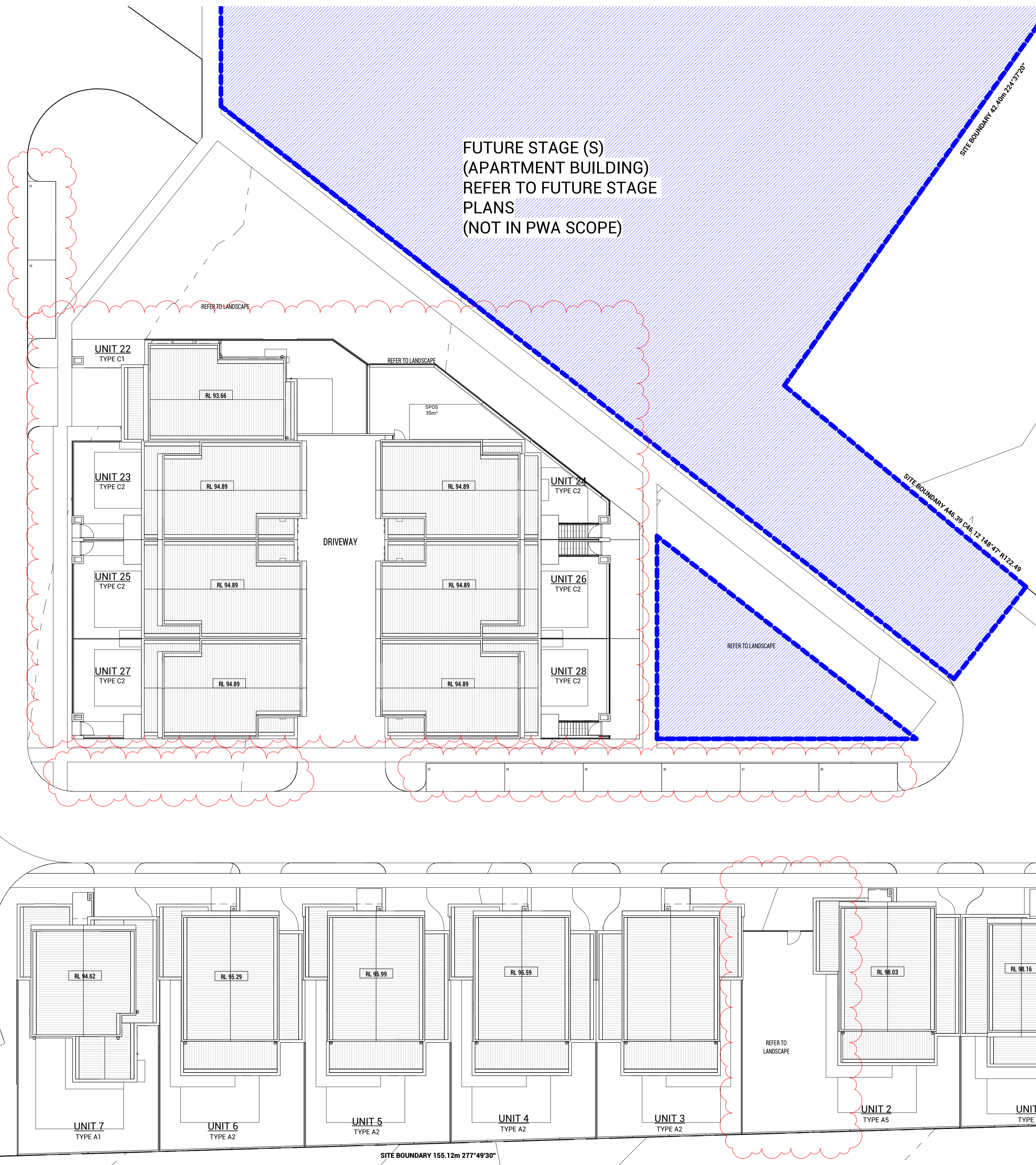
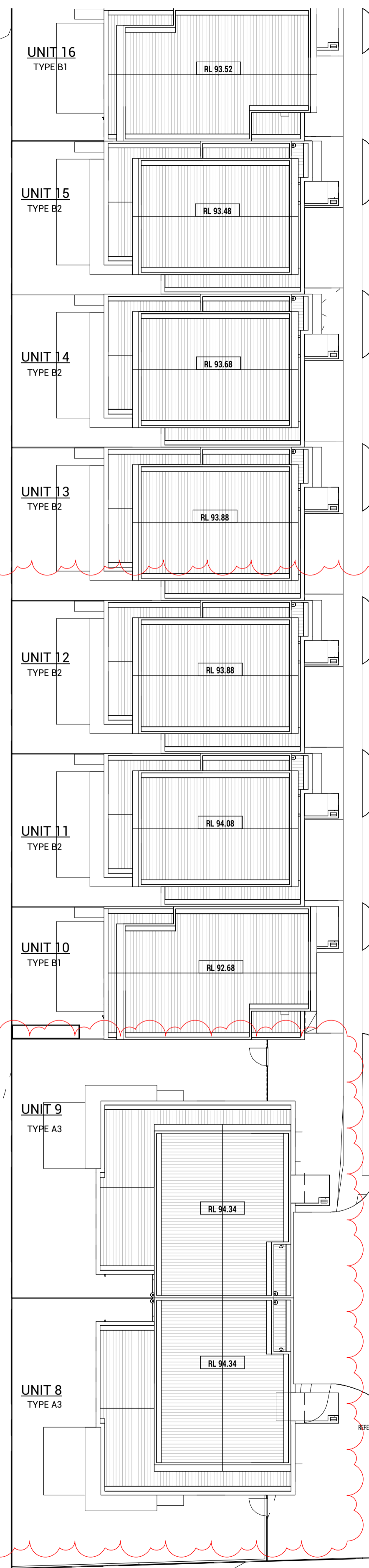
Sheet No.  
**TP103**

Scale  
**As indicated** at A1

Date  
**20.12.16**

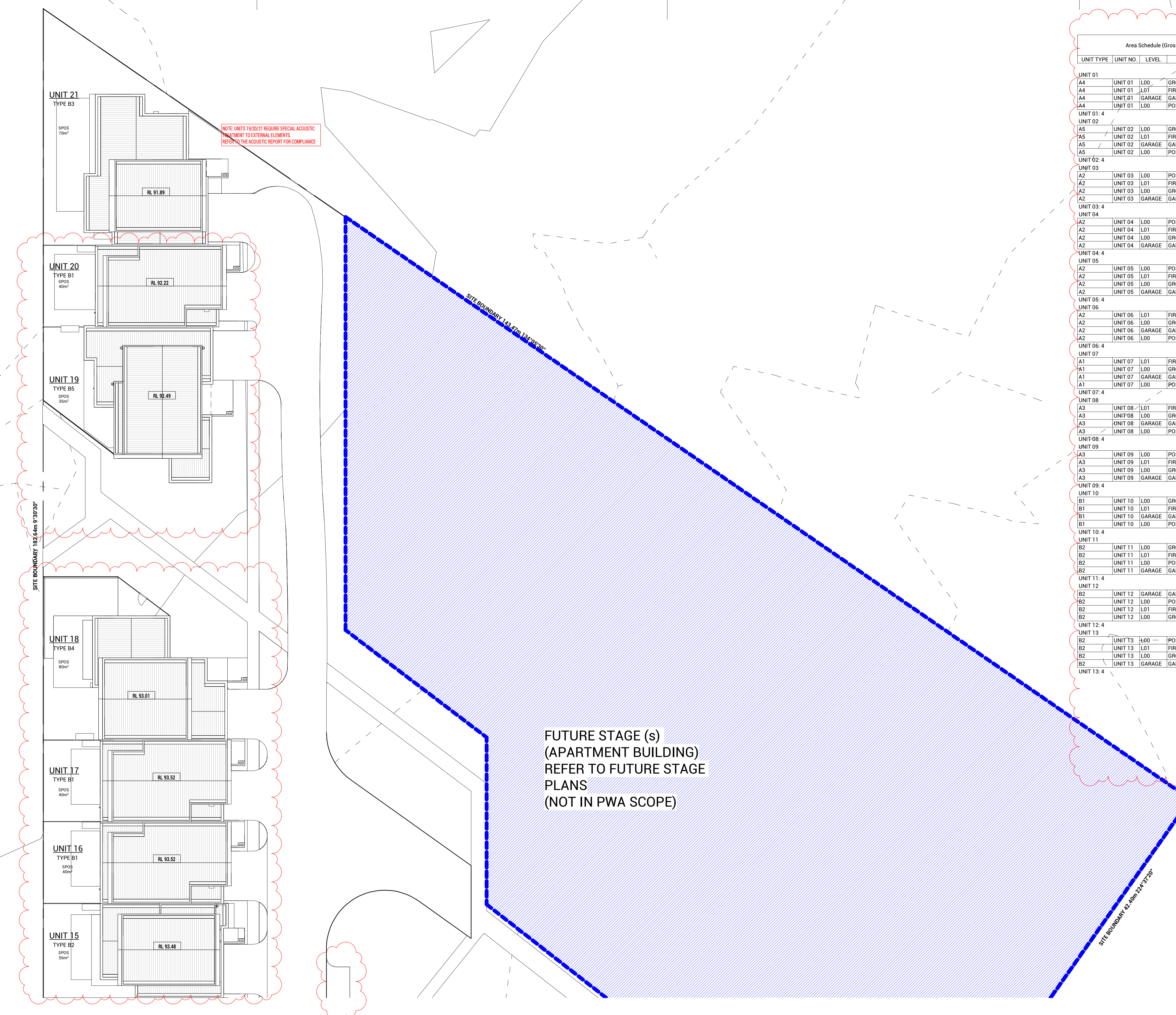
Revision  
**-**

Project No.  
**19365**



Area Schedule (Gross Building)				
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA
UNIT 01				
A4	UNIT 01	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
A4	UNIT 01	L01	FIRST FLOOR AREA	92 m <sup>2</sup>
A4	UNIT 01	L00	GARAGE AREA	36 m <sup>2</sup>
A4	UNIT 01	L00	POS - UNIT 1	100 m <sup>2</sup>
UNIT 01: 4				
UNIT 02				
A5	UNIT 02	L00	GROUND FLOOR AREA	110 m <sup>2</sup>
A5	UNIT 02	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A5	UNIT 02	L00	GARAGE AREA	36 m <sup>2</sup>
A5	UNIT 02	L00	POS - UNIT 2	195 m <sup>2</sup>
UNIT 02: 4				
UNIT 03				
A2	UNIT 03	L00	POS - UNIT 3	87 m <sup>2</sup>
A2	UNIT 03	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 03	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 03	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 03: 4				
UNIT 04				
A2	UNIT 04	L00	POS - UNIT 4	90 m <sup>2</sup>
A2	UNIT 04	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 04	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 04	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 04: 4				
UNIT 05				
A2	UNIT 05	L00	POS - UNIT 5	95 m <sup>2</sup>
A2	UNIT 05	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 05	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 05	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 05: 4				
UNIT 06				
A2	UNIT 06	L01	FIRST FLOOR AREA	89 m <sup>2</sup>
A2	UNIT 06	L00	GROUND FLOOR AREA	107 m <sup>2</sup>
A2	UNIT 06	L00	GARAGE AREA	36 m <sup>2</sup>
A2	UNIT 06	L00	POS - UNIT 6	100 m <sup>2</sup>
UNIT 06: 4				
UNIT 07				
A1	UNIT 07	L01	FIRST FLOOR AREA	79 m <sup>2</sup>
A1	UNIT 07	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
A1	UNIT 07	L00	GARAGE AREA	39 m <sup>2</sup>
A1	UNIT 07	L00	POS - UNIT 7	105 m <sup>2</sup>
UNIT 07: 4				
UNIT 08				
A3	UNIT 08	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A3	UNIT 08	L00	GROUND FLOOR AREA	109 m <sup>2</sup>
A3	UNIT 08	L00	GARAGE AREA	40 m <sup>2</sup>
A3	UNIT 08	L00	POS - UNIT 8	146 m <sup>2</sup>
UNIT 08: 4				
UNIT 09				
A3	UNIT 09	L00	POS - UNIT 9	137 m <sup>2</sup>
A3	UNIT 09	L01	FIRST FLOOR AREA	88 m <sup>2</sup>
A3	UNIT 09	L00	GROUND FLOOR AREA	109 m <sup>2</sup>
A3	UNIT 09	L00	GARAGE AREA	40 m <sup>2</sup>
UNIT 09: 4				
UNIT 10				
B1	UNIT 10	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 10	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 10	L00	GARAGE AREA	36 m <sup>2</sup>
B1	UNIT 10	L00	POS - UNIT 10	50 m <sup>2</sup>
UNIT 10: 4				
UNIT 11				
B2	UNIT 11	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 11	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 11	L00	POS - UNIT 11	64 m <sup>2</sup>
B2	UNIT 11	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 11: 4				
UNIT 12				
B2	UNIT 12	L00	POS - UNIT 12	38 m <sup>2</sup>
B2	UNIT 12	L01	FIRST FLOOR AREA	64 m <sup>2</sup>
B2	UNIT 12	L00	GROUND FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 12	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
UNIT 12: 4				
UNIT 13				
B2	UNIT 13	L00	POS - UNIT 13	64 m <sup>2</sup>
B2	UNIT 13	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 13	L00	GROUND FLOOR AREA	90 m <sup>2</sup>
B2	UNIT 13	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 13: 4				

Area Schedule (Gross Building)				
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA
UNIT 14				
B2	UNIT 14	L00	POS - UNIT 14	64 m <sup>2</sup>
B2	UNIT 14	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 14	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 14	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 14: 4				
UNIT 15				
B2	UNIT 15	L00	POS - UNIT 15	64 m <sup>2</sup>
B2	UNIT 15	L01	FIRST FLOOR AREA	78 m <sup>2</sup>
B2	UNIT 15	L00	GROUND FLOOR AREA	80 m <sup>2</sup>
B2	UNIT 15	L00	GARAGE AREA	38 m <sup>2</sup>
UNIT 15: 4				
UNIT 16				
B1	UNIT 16	L00	POS - UNIT 16	50 m <sup>2</sup>
B1	UNIT 16	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 16	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 16	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 16: 4				
UNIT 17				
B1	UNIT 17	L00	POS - UNIT 17	50 m <sup>2</sup>
B1	UNIT 17	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 17	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 17	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 17: 4				
UNIT 18				
B4	UNIT 18	L00	GROUND FLOOR AREA	101 m <sup>2</sup>
B4	UNIT 18	L01	FIRST FLOOR AREA	74 m <sup>2</sup>
B4	UNIT 18	L00	GARAGE AREA	41 m <sup>2</sup>
B4	UNIT 18	L00	POS - UNIT 18	112 m <sup>2</sup>
UNIT 18: 4				
UNIT 19				
B5	UNIT 19	L00	GROUND FLOOR AREA	118 m <sup>2</sup>
B5	UNIT 19	L01	FIRST FLOOR AREA	99 m <sup>2</sup>
B5	UNIT 19	L00	GARAGE AREA	39 m <sup>2</sup>
B5	UNIT 19	L00	POS - UNIT 19	59 m <sup>2</sup>
UNIT 19: 4				
UNIT 20				
B1	UNIT 20	L00	POS - UNIT 20	45 m <sup>2</sup>
B1	UNIT 20	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
B1	UNIT 20	L00	GROUND FLOOR AREA	65 m <sup>2</sup>
B1	UNIT 20	L00	GARAGE AREA	36 m <sup>2</sup>
UNIT 20: 4				
UNIT 21				
B3	UNIT 21	L00	GROUND FLOOR AREA	112 m <sup>2</sup>
B3	UNIT 21	L01	FIRST FLOOR AREA	68 m <sup>2</sup>
B3	UNIT 21	L00	GARAGE AREA	46 m <sup>2</sup>
B3	UNIT 21	L00	POS - UNIT 21	139 m <sup>2</sup>
UNIT 21: 4				
UNIT 22				
C1	UNIT 22	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C1	UNIT 22	L00	GARAGE AREA	40 m <sup>2</sup>
C1	UNIT 22	L00	POS - UNIT 22	82 m <sup>2</sup>
C1	UNIT 22	L00	GROUND FLOOR AREA	61 m <sup>2</sup>
UNIT 22: 4				
UNIT 23				
C2	UNIT 23	L00	POS - UNIT 23	49 m <sup>2</sup>
C2	UNIT 23	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 23	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 23	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 23: 4				
UNIT 24				
C2	UNIT 24	L00	POS - UNIT 24	97 m <sup>2</sup>
C2	UNIT 24	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 24	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 24	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 24: 4				
UNIT 25				
C2	UNIT 25	L00	POS - UNIT 25	49 m <sup>2</sup>
C2	UNIT 25	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 25	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 25	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 25: 4				
UNIT 26				
C2	UNIT 26	L00	POS - UNIT 26	49 m <sup>2</sup>
C2	UNIT 26	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 26	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 26	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 26: 4				
UNIT 27				
C2	UNIT 27	L00	POS - UNIT 27	49 m <sup>2</sup>
C2	UNIT 27	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 27	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 27	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 27: 4				
UNIT 28				
C2	UNIT 28	L00	POS - UNIT 28	49 m <sup>2</sup>
C2	UNIT 28	L01	FIRST FLOOR AREA	90 m <sup>2</sup>
C2	UNIT 28	L00	GROUND FLOOR AREA	67 m <sup>2</sup>
C2	UNIT 28	L00	GARAGE AREA	39 m <sup>2</sup>
UNIT 28: 4				
Grand total 112				8197 m <sup>2</sup>

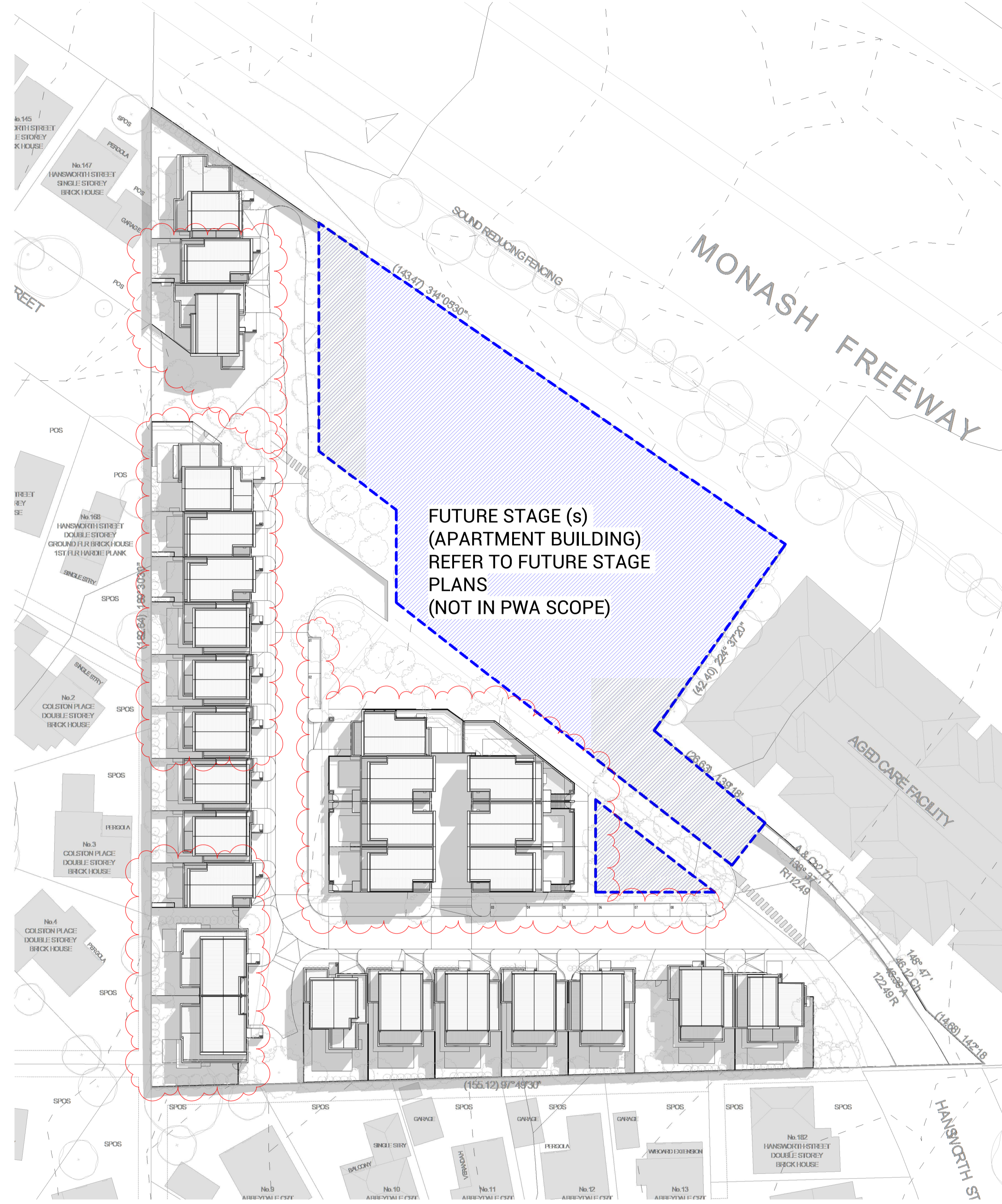
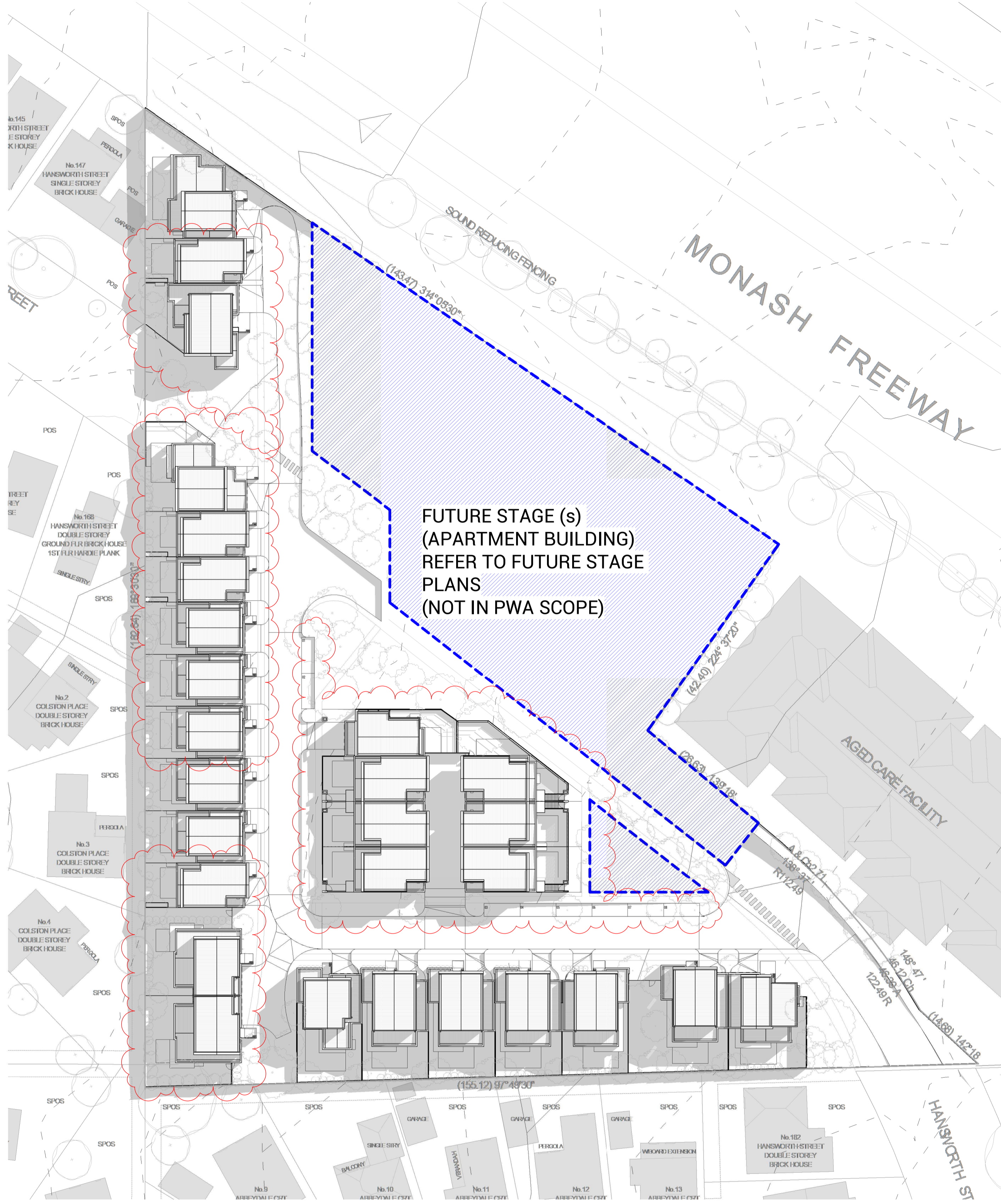


NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS. REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE.

FUTURE STAGE (s)  
(APARTMENT BUILDING)  
REFER TO FUTURE STAGE  
PLANS  
(NOT IN PWA SCOPE)

Area Schedule (Gross Building)					
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA	
UNIT 01					
A4	UNIT 01	L00	GROUND FLOOR AREA	101 m <sup>2</sup>	
A4	UNIT 01	L01	FIRST FLOOR AREA	92 m <sup>2</sup>	
A4	UNIT 01	L00	GARAGE AREA	36 m <sup>2</sup>	
A4	UNIT 01	L00	POS - UNIT 1	100 m <sup>2</sup>	
UNIT 01: 4					329 m <sup>2</sup>
UNIT 02					
A5	UNIT 02	L00	GROUND FLOOR AREA	110 m <sup>2</sup>	
A5	UNIT 02	L01	FIRST FLOOR AREA	88 m <sup>2</sup>	
A5	UNIT 02	L00	GARAGE AREA	36 m <sup>2</sup>	
A5	UNIT 02	L00	POS - UNIT 2	195 m <sup>2</sup>	
UNIT 02: 4					428 m <sup>2</sup>
UNIT 03					
A2	UNIT 03	L00	POS - UNIT 3	87 m <sup>2</sup>	
A2	UNIT 03	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 03	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 03	L00	GARAGE AREA	36 m <sup>2</sup>	
UNIT 03: 4					319 m <sup>2</sup>
UNIT 04					
A2	UNIT 04	L00	POS - UNIT 4	90 m <sup>2</sup>	
A2	UNIT 04	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 04	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 04	L00	GARAGE AREA	36 m <sup>2</sup>	
UNIT 04: 4					322 m <sup>2</sup>
UNIT 05					
A2	UNIT 05	L00	POS - UNIT 5	95 m <sup>2</sup>	
A2	UNIT 05	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 05	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 05	L00	GARAGE AREA	36 m <sup>2</sup>	
UNIT 05: 4					327 m <sup>2</sup>
UNIT 06					
A2	UNIT 06	L01	FIRST FLOOR AREA	89 m <sup>2</sup>	
A2	UNIT 06	L00	GROUND FLOOR AREA	107 m <sup>2</sup>	
A2	UNIT 06	L00	GARAGE AREA	36 m <sup>2</sup>	
A2	UNIT 06	L00	POS - UNIT 6	100 m <sup>2</sup>	
UNIT 06: 4					332 m <sup>2</sup>
UNIT 07					
A1	UNIT 07	L01	FIRST FLOOR AREA	79 m <sup>2</sup>	
A1	UNIT 07	L00	GROUND FLOOR AREA	101 m <sup>2</sup>	
A1	UNIT 07	L00	GARAGE AREA	39 m <sup>2</sup>	
A1	UNIT 07	L00	POS - UNIT 7	105 m <sup>2</sup>	
UNIT 07: 4					325 m <sup>2</sup>
UNIT 08					
A3	UNIT 08	L01	FIRST FLOOR AREA	88 m <sup>2</sup>	
A3	UNIT 08	L00	GROUND FLOOR AREA	109 m <sup>2</sup>	
A3	UNIT 08	L00	GARAGE AREA	40 m <sup>2</sup>	
A3	UNIT 08	L00	POS - UNIT 8	146 m <sup>2</sup>	
UNIT 08: 4					382 m <sup>2</sup>
UNIT 09					
A3	UNIT 09	L00	POS - UNIT 9	137 m <sup>2</sup>	
A3	UNIT 09	L01	FIRST FLOOR AREA	88 m <sup>2</sup>	
A3	UNIT 09	L00	GROUND FLOOR AREA	109 m <sup>2</sup>	
A3	UNIT 09	L00	GARAGE AREA	40 m <sup>2</sup>	
UNIT 09: 4					373 m <sup>2</sup>
UNIT 10					
B1	UNIT 10	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 10	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 10	L00	GARAGE AREA	36 m <sup>2</sup>	
B1	UNIT 10	L00	POS - UNIT 10	50 m <sup>2</sup>	
UNIT 10: 4					241 m <sup>2</sup>
UNIT 11					
B2	UNIT 11	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 11	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 11	L00	POS - UNIT 11	64 m <sup>2</sup>	
B2	UNIT 11	L00	GARAGE AREA	38 m <sup>2</sup>	
UNIT 11: 4					259 m <sup>2</sup>
UNIT 12					
B2	UNIT 12	L00	GARAGE AREA	38 m <sup>2</sup>	
B2	UNIT 12	L00	POS - UNIT 12	64 m <sup>2</sup>	
B2	UNIT 12	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 12	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
UNIT 12: 4					259 m <sup>2</sup>
UNIT 13					
B2	UNIT 13	L00	POS - UNIT 13	64 m <sup>2</sup>	
B2	UNIT 13	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 13	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 13	L00	GARAGE AREA	38 m <sup>2</sup>	
UNIT 13: 4					259 m <sup>2</sup>

Area Schedule (Gross Building)					
UNIT TYPE	UNIT NO.	LEVEL	DESCRIPTION	AREA	
UNIT 14					
B2	UNIT 14	L00	POS - UNIT 14	64 m <sup>2</sup>	
B2	UNIT 14	L01	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 14	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 14	L00	GARAGE AREA	38 m <sup>2</sup>	
UNIT 14: 4					259 m <sup>2</sup>
UNIT 15					
B2	UNIT 15	L01	POS - UNIT 15	64 m <sup>2</sup>	
B2	UNIT 15	L00	FIRST FLOOR AREA	78 m <sup>2</sup>	
B2	UNIT 15	L00	GROUND FLOOR AREA	80 m <sup>2</sup>	
B2	UNIT 15	L00	GARAGE AREA	38 m <sup>2</sup>	
UNIT 15: 4					259 m <sup>2</sup>
UNIT 16					
B1	UNIT 16	L00	POS - UNIT 16	50 m <sup>2</sup>	
B1	UNIT 16	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 16	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 16	L00	GARAGE AREA	36 m <sup>2</sup>	
UNIT 16: 4					241 m <sup>2</sup>
UNIT 17					
B1	UNIT 17	L00	POS - UNIT 17	50 m <sup>2</sup>	
B1	UNIT 17	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 17	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 17	L00	GARAGE AREA	36 m <sup>2</sup>	
UNIT 17: 4					241 m <sup>2</sup>
UNIT 18					
B4	UNIT 18	L01	GROUND FLOOR AREA	101 m <sup>2</sup>	
B4	UNIT 18	L01	FIRST FLOOR AREA	74 m <sup>2</sup>	
B4	UNIT 18	L00	GARAGE AREA	41 m <sup>2</sup>	
B4	UNIT 18	L00	POS - UNIT 18	112 m <sup>2</sup>	
UNIT 18: 4					328 m <sup>2</sup>
UNIT 19					
B5	UNIT 19	L00	GROUND FLOOR AREA	118 m <sup>2</sup>	
B5	UNIT 19	L01	FIRST FLOOR AREA	99 m <sup>2</sup>	
B5	UNIT 19	L00	GARAGE AREA	39 m <sup>2</sup>	
B5	UNIT 19	L00	POS - UNIT 19	59 m <sup>2</sup>	
UNIT 19: 4					315 m <sup>2</sup>
UNIT 20					
B1	UNIT 20	L00	POS - UNIT 20	45 m <sup>2</sup>	
B1	UNIT 20	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
B1	UNIT 20	L00	GROUND FLOOR AREA	65 m <sup>2</sup>	
B1	UNIT 20	L00	GARAGE AREA	36 m <sup>2</sup>	
UNIT 20: 4					237 m <sup>2</sup>
UNIT 21					
B3	UNIT 21	L01	GROUND FLOOR AREA	112 m <sup>2</sup>	
B3	UNIT 21	L00	FIRST FLOOR AREA	68 m <sup>2</sup>	
B3	UNIT 21	L00	GARAGE AREA	46 m <sup>2</sup>	
B3	UNIT 21	L00	POS - UNIT 21	139 m <sup>2</sup>	
UNIT 21: 4					366 m <sup>2</sup>
UNIT 22					
C1	UNIT 22	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C1	UNIT 22	L00	GARAGE AREA	40 m <sup>2</sup>	
C1	UNIT 22	L00	POS - UNIT 22	82 m <sup>2</sup>	
C1	UNIT 22	L00	GROUND FLOOR AREA	61 m <sup>2</sup>	
UNIT 22: 4					274 m <sup>2</sup>
UNIT 23					
C2	UNIT 23	L00	POS - UNIT 23	49 m <sup>2</sup>	
C2	UNIT 23	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 23	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 23	L00	GARAGE AREA	39 m <sup>2</sup>	
UNIT 23: 4					245 m <sup>2</sup>
UNIT 24					
C2	UNIT 24	L00	POS - UNIT 24	97 m <sup>2</sup>	
C2	UNIT 24	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 24	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 24	L00	GARAGE AREA	39 m <sup>2</sup>	
UNIT 24: 4					293 m <sup>2</sup>
UNIT 25					
C2	UNIT 25	L00	POS - UNIT 25	49 m <sup>2</sup>	
C2	UNIT 25	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 25	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 25	L00	GARAGE AREA	39 m <sup>2</sup>	
UNIT 25: 4					245 m <sup>2</sup>
UNIT 26					
C2	UNIT 26	L00	POS - UNIT 26	49 m <sup>2</sup>	
C2	UNIT 26	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 26	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 26	L00	GARAGE AREA	39 m <sup>2</sup>	
UNIT 26: 4					246 m <sup>2</sup>
UNIT 27					
C2	UNIT 27	L00	POS - UNIT 27	49 m <sup>2</sup>	
C2	UNIT 27	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 27	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 27	L00	GARAGE AREA	39 m <sup>2</sup>	
UNIT 27: 4					245 m <sup>2</sup>
UNIT 28					
C2	UNIT 28	L00	POS - UNIT 28	49 m <sup>2</sup>	
C2	UNIT 28	L01	FIRST FLOOR AREA	90 m <sup>2</sup>	
C2	UNIT 28	L00	GROUND FLOOR AREA	67 m <sup>2</sup>	
C2	UNIT 28	L00	GARAGE AREA	39 m <sup>2</sup>	
UNIT 28: 4					246 m <sup>2</sup>
Grand total: 112					8197 m <sup>2</sup>



1 9am Shadow 22 September  
SCALE 1 : 500

2 10am Shadow 22 September  
SCALE 1 : 500



Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project **PROPOSED TOWNHOUSE DEVELOPMENT  
149 HANSWORTH STREET, MULGRAVE**  
Client **MONOLITH PROJECTS**

**Revision**

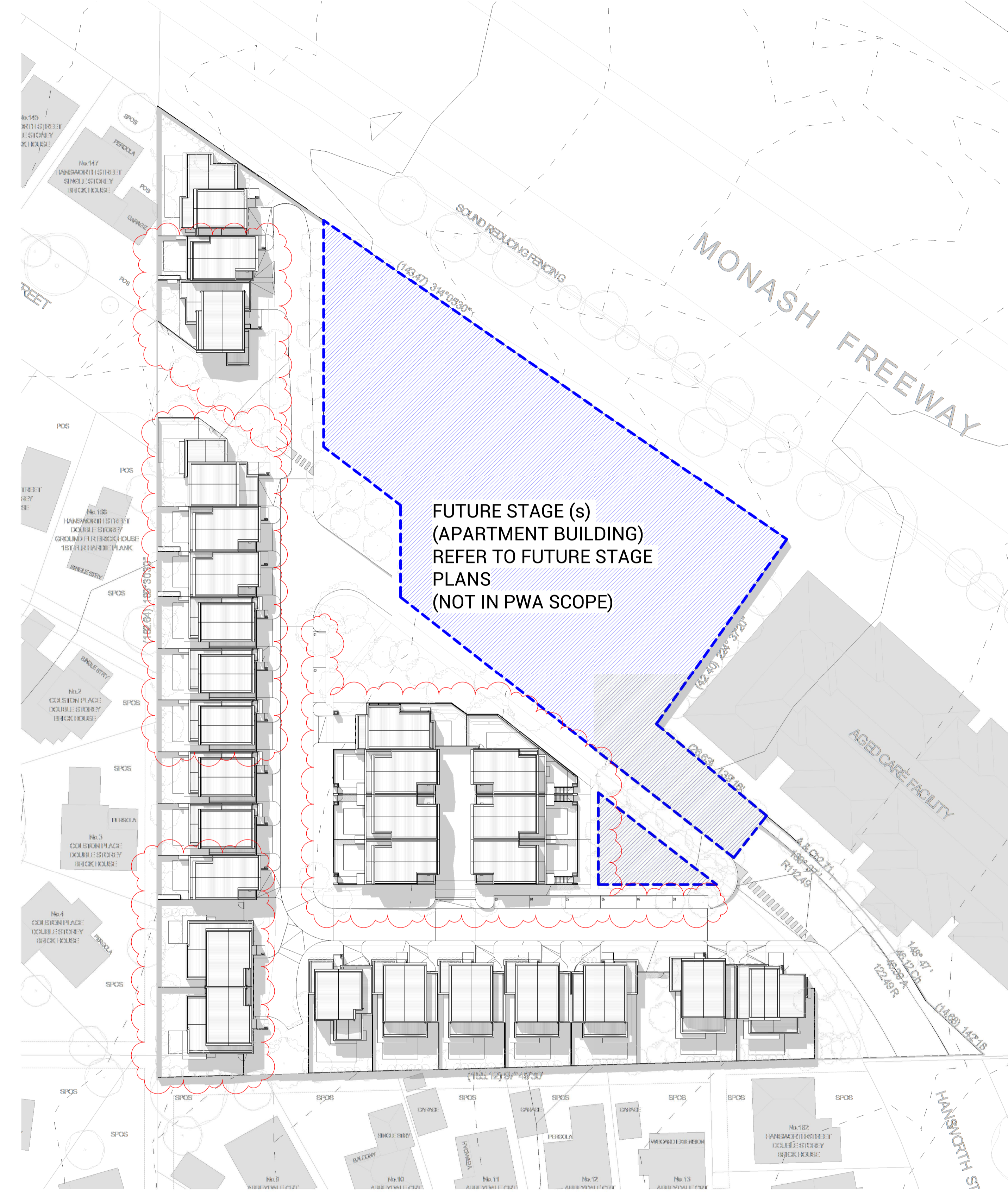
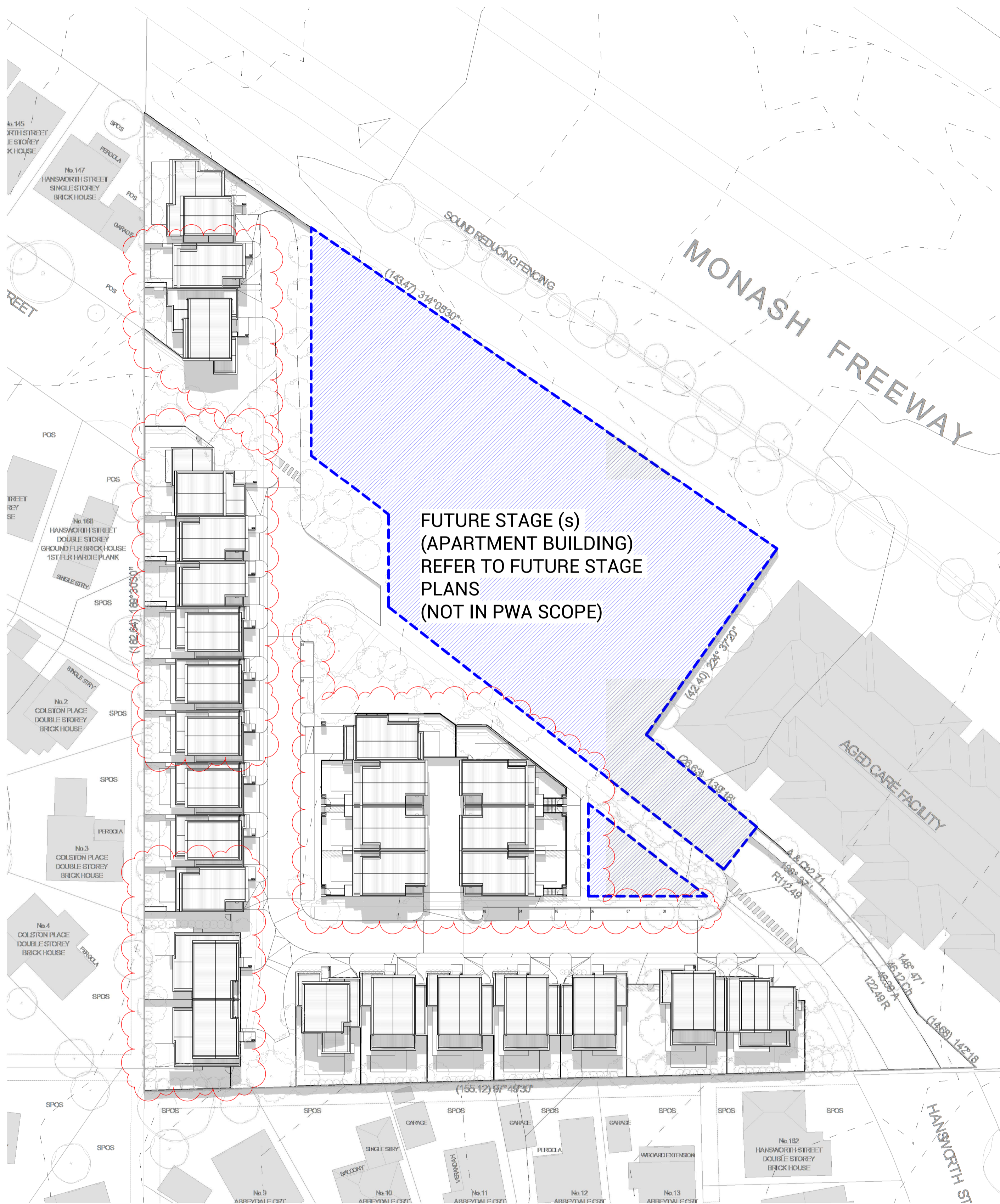
No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR RTA APPLICATION	JX

Title **SHADOW STUDY - 9AM & 10AM**  
Sheet Status **TOWN PLANNING  
NOT FOR CONSTRUCTION**

Sheet No. **TP150**  
Scale **1 : 500** at A1  
Date **20.12.16**

**TOWN PLANNING**

Revision -  
Project No. **19365**



**1** 12 Noon Shadow 22 September  
SCALE 1 : 500

**2** 1pm Shadow 22 September  
SCALE 1 : 500



Copyright © Parallel Workshop Pty Ltd.

The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.

Do not scale drawings. Use given dimensions only.

Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
**149 HANSWORTH STREET, MULGRAVE**

Client  
**MONOLITH PROJECTS**

A: 10 Elizabeth Street, Richmond VIC 3121  
E: info@parallelworkshop.com.au  
T: +61 03 90201100

19365- 17/12/2020 3:15:41 PM DRAWN BY: Author CHECKED BY: Checker

Revision			Issued By
No.	Date	Notes	JX
1	20.12.16	ISSUED FOR RTA APPLICATION	JX

Title  
**SHADOW STUDY - 12NOON & 1PM**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Sheet No.  
**TP151**

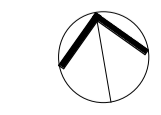
Scale  
**1 : 500** at A1

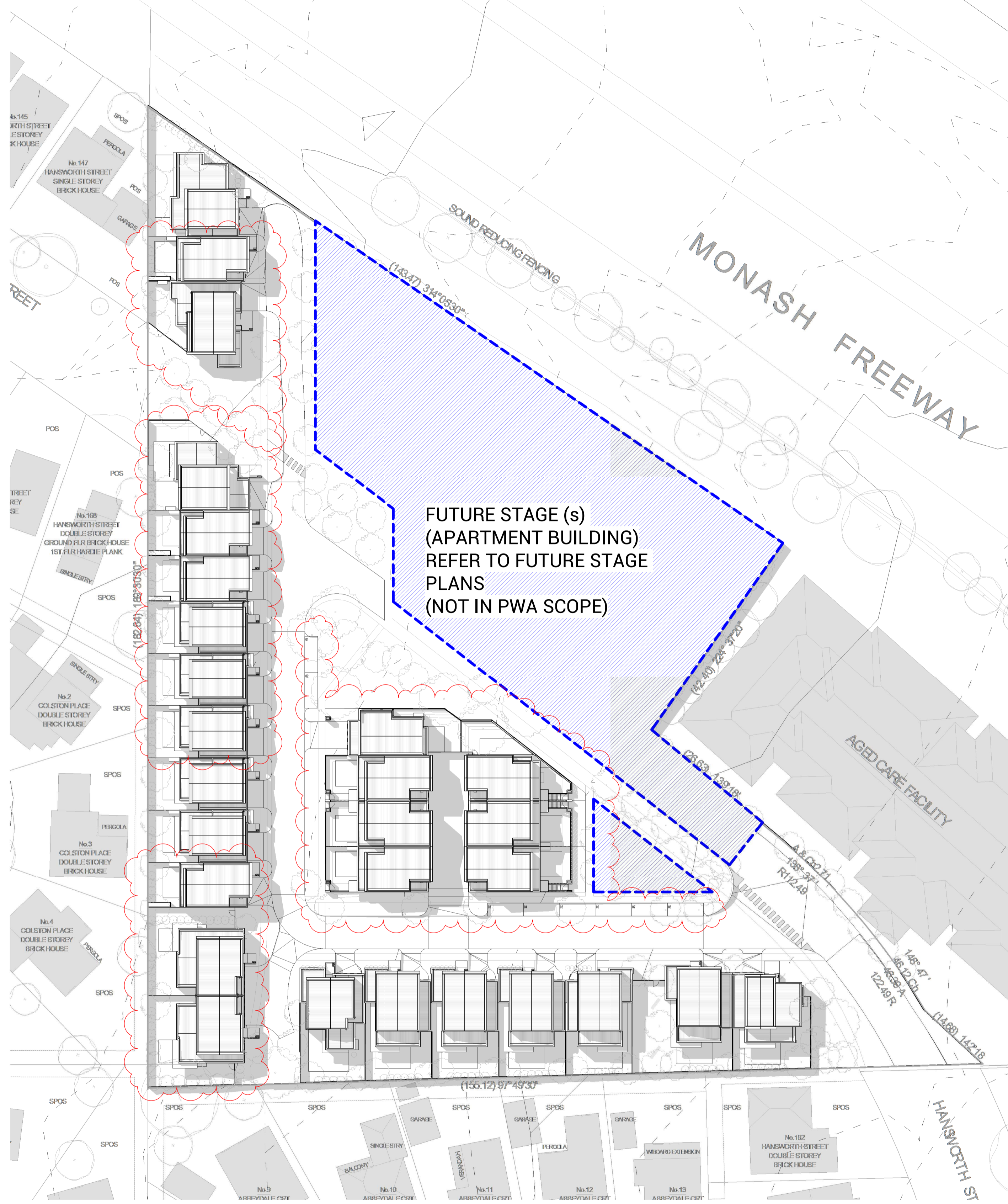
Date  
**20.12.16**

**TOWN PLANNING**

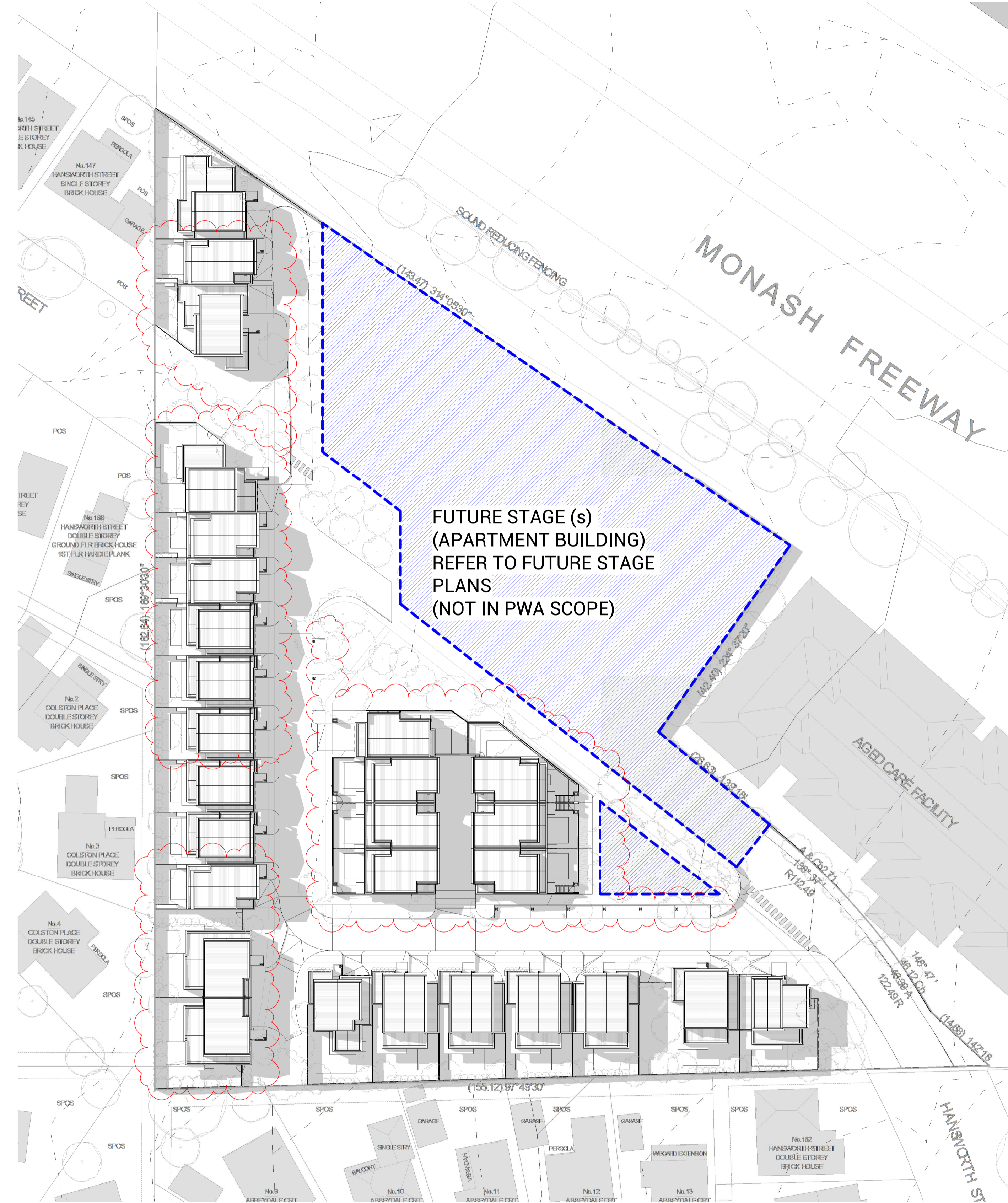
Revision  
**-**

Project No.  
**19365**





1 2pm Shadow 22 September  
SCALE 1 : 500



2 3pm Shadow 22 September  
SCALE 1 : 500



Copyright © Parallel Workshop Pty Ltd.

The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.

Do not scale drawings. Use given dimensions only.

Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
**149 HANSWORTH STREET, MULGRAVE**

Client  
**MONOLITH PROJECTS**

Parallel Workshop Pty Ltd  
ACN 611 137 458

A: 10 Elizabeth Street, Richmond VIC 3121  
E: info@parallelworkshop.com.au  
T: +61 03 90202100

19365- 17/12/2020 3:16:29 PM

DRAWN BY: Author

CHECKED BY: Checker

Revision		
No.	Date	Notes
1	20.12.16	ISSUED FOR RTA APPLICATION

Title  
**SHADOW STUDY - 2PM & 3PM**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Sheet No.  
**TP152**

Scale  
**1 : 500** at A1

Date  
**20.12.16**

Revision

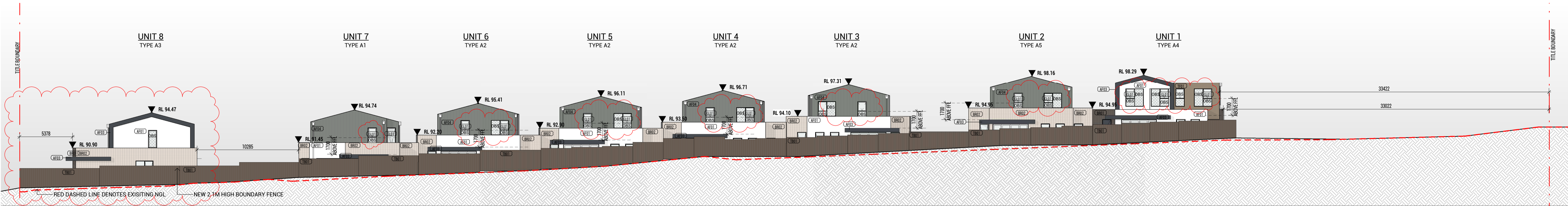
-

Project No.

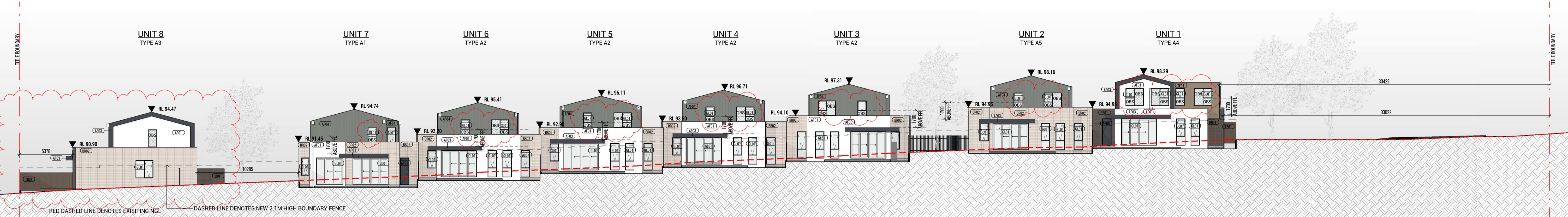
**19365**

**TOWN PLANNING**

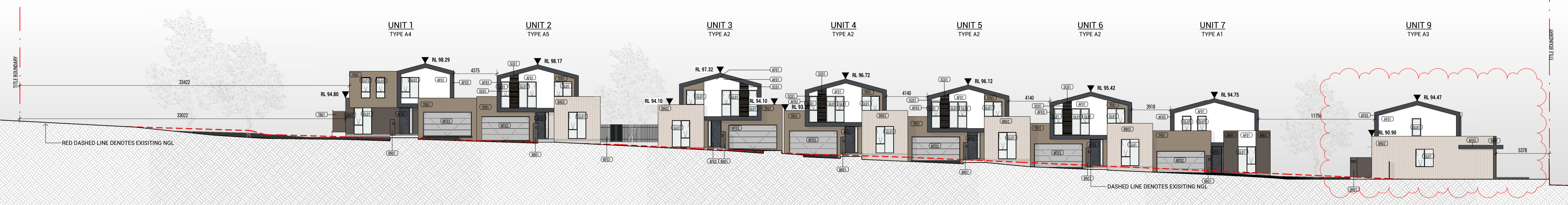




1 TP-ELEVATION 01  
SCALE 1 : 200



2 TP-ELEVATION 02  
SCALE 1 : 200



3 TP-ELEVATION 03  
SCALE 1 : 200

MATERIAL LEGEND			
BR01	FACEBRICK - DARK BROWN	SC01	TIMBER LOOK SCREENING - NATURAL
BR02	FACEBRICK - BROWN	MT01	VERTICAL FENCE - DARK GREY
AF01	APPLIED FINISH - WHITE	MT02	APPLIED FINISH - LIGHT BROWN
AF02	APPLIED FINISH - GREY	MT03	APPLIED FINISH - DARK GREY
AF03	APPLIED FINISH - DARK GREY	GL01	GLAZING - CLEAR
AF04	APPLIED FINISH - LIGHT GREY	OBS	GLAZING - OBSCURED
TF01	TIMBER LOOK PANEL - NATURAL	TB01	TIMBER PALING FENCE

**TOWN PLANNING**

**PWA**  
Architecture | Interior Design  
Parallel Workshop Pty Ltd  
ACN 611 137 458  
A: 10 Elizabeth Street, Richmond VIC 3121  
E: info@parallelworkshop.com.au  
T: +61 03 90201100

Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
149 HANSWORTH STREET, MULGRAVE

Client  
**MONOLITH PROJECTS**

Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR RTA APPLICATION	JX

Title  
**ELEVATIONS - SHEET 1**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Sheet No.  
**TP200**

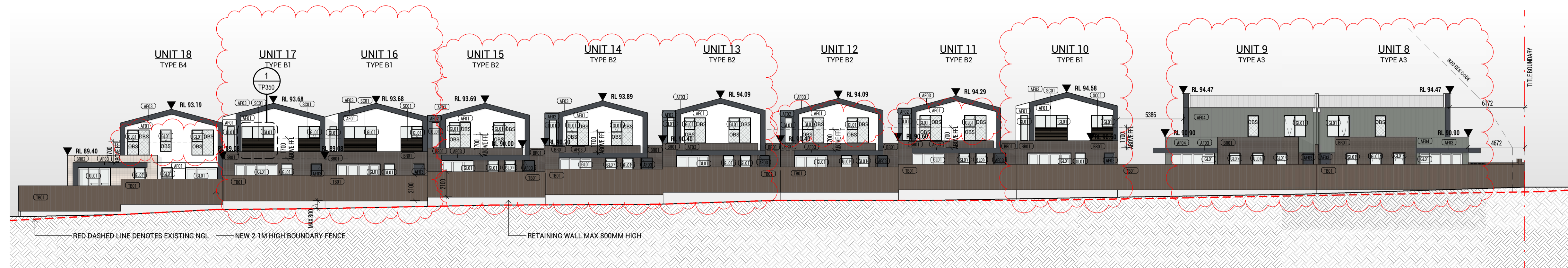
Scale  
**As indicated** at A1

Date  
**20.12.16**

Revision  
**-**

Project No.  
**19365**





1 TP-ELEVATION 04  
SCALE 1 : 200



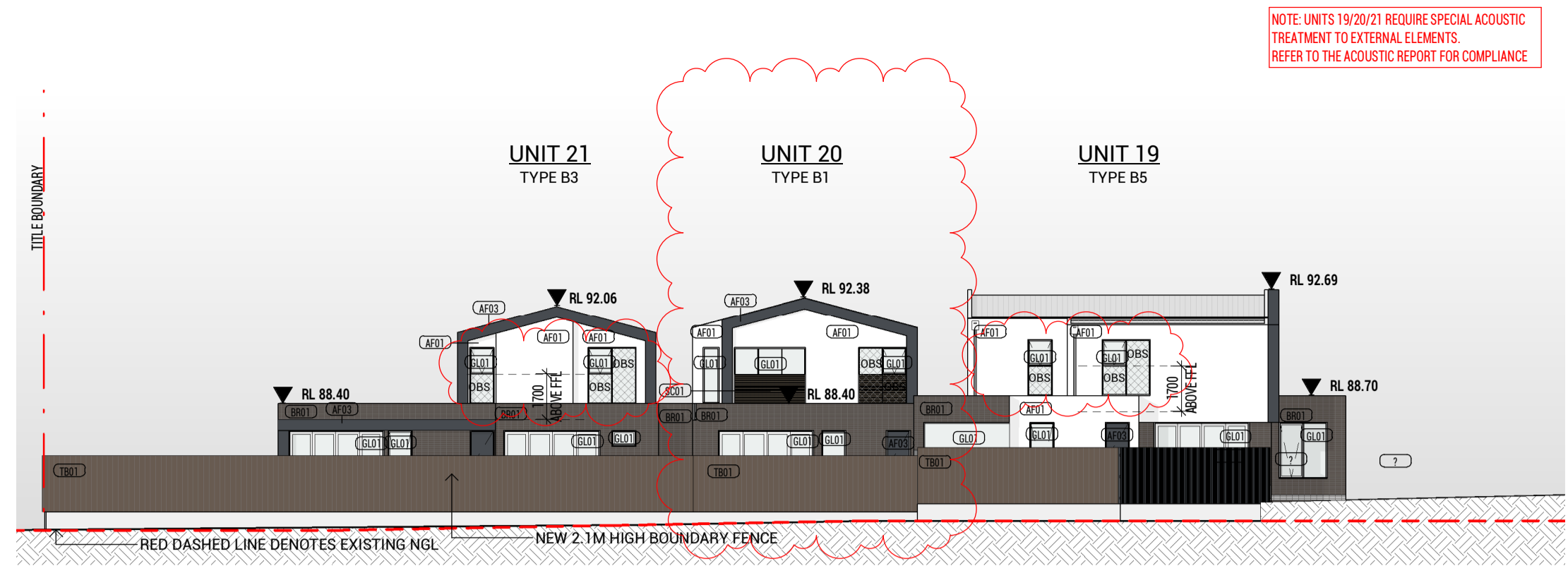
2 TP-ELEVATION 05  
SCALE 1 : 200



3 TP-ELEVATION 06  
SCALE 1 : 200

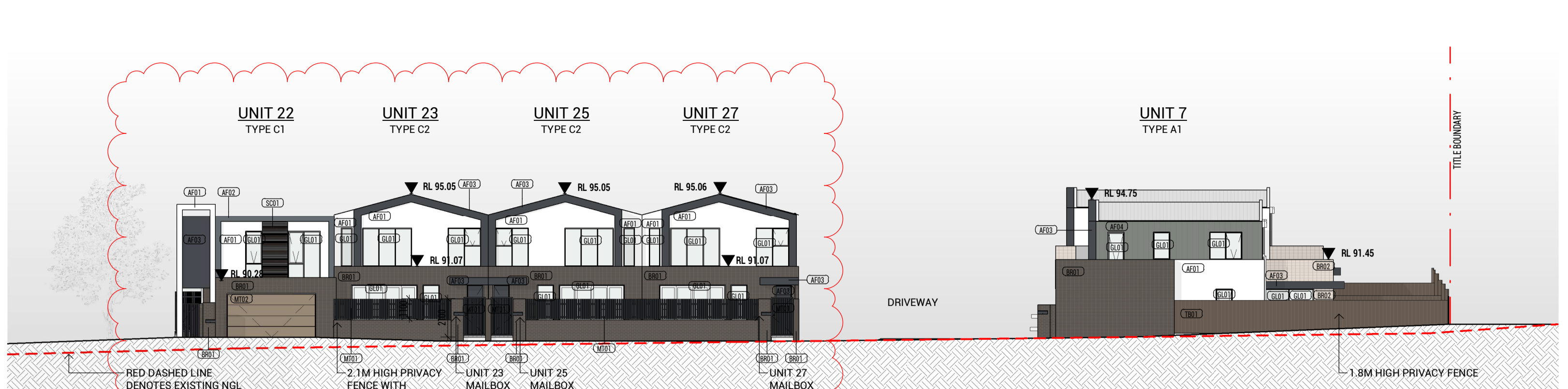
MATERIAL LEGEND			
BR01	FACEBRICK- DARK BROWN	SC01	TIMBER LOOK SCREENING - NATURAL
BR02	FACEBRICK- BROWN	MT01	VERTICAL FENCE - DARK GREY
AF01	APPLIED FINISH-WHITE	MT02	APPLIED FINISH - LIGHT BROWN
AF02	APPLIED FINISH-GREY	MT03	APPLIED FINISH - DARK GREY
AF03	APPLIED FINISH-DARK GREY	GL01	GLAZING - CLEAR
AF04	APPLIED FINISH-LIGHT GREY	OBS	GLAZING - OBSCURED
TF01	TIMBER LOOK PANEL - NATURAL	TB01	TIMBER PALING FENCE

## TOWN PLANNING

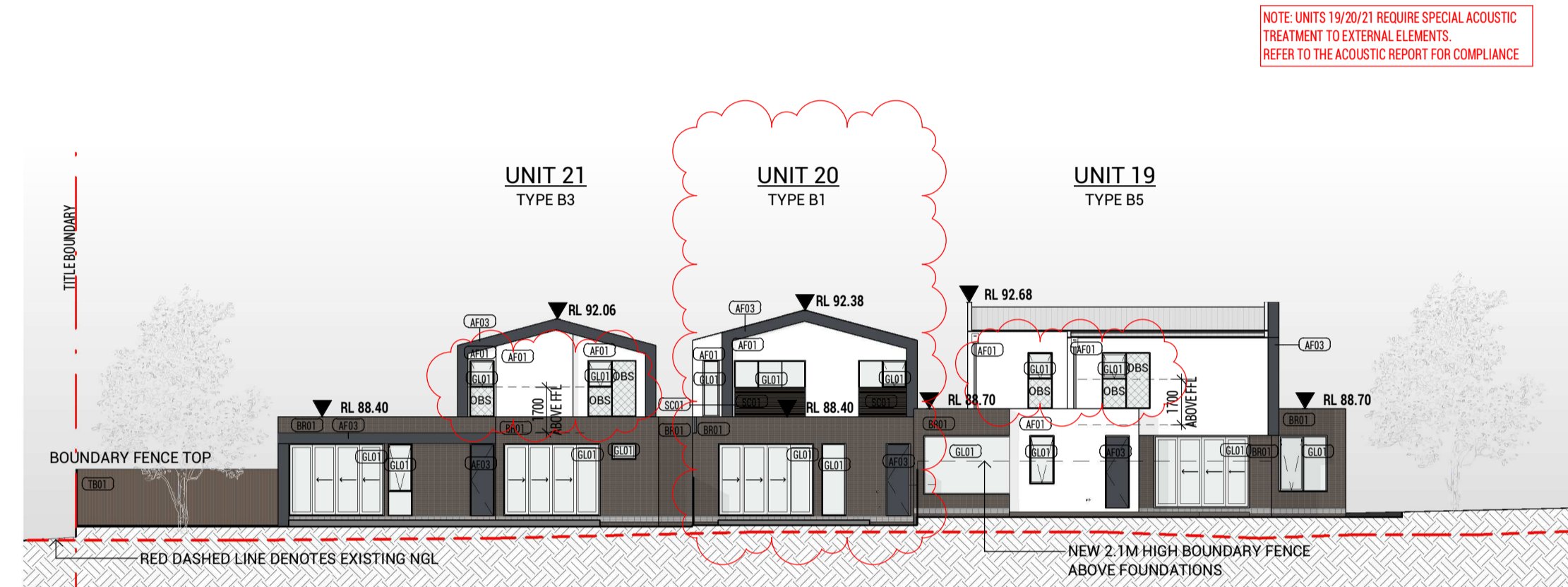


NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS. REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE

1 TP-ELEVATION 07  
SCALE 1 : 200

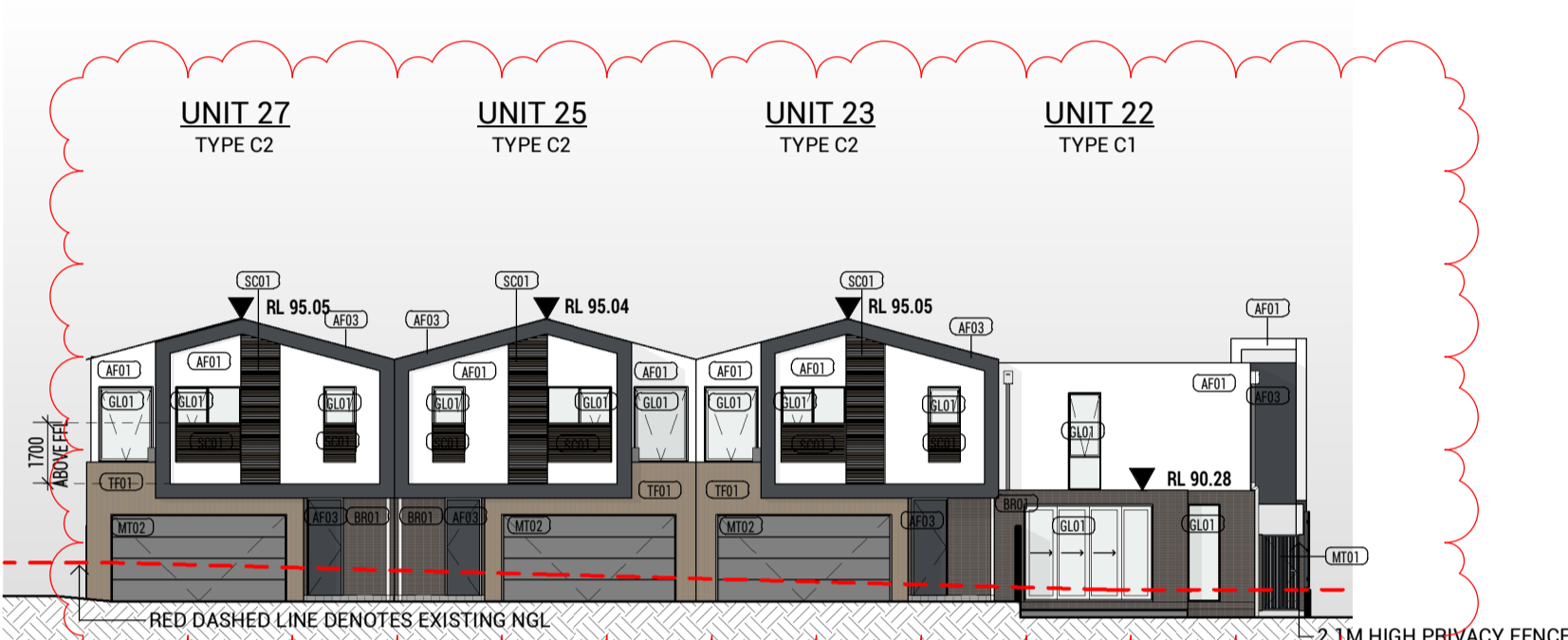


4 TP-ELEVATION 10  
SCALE 1 : 200

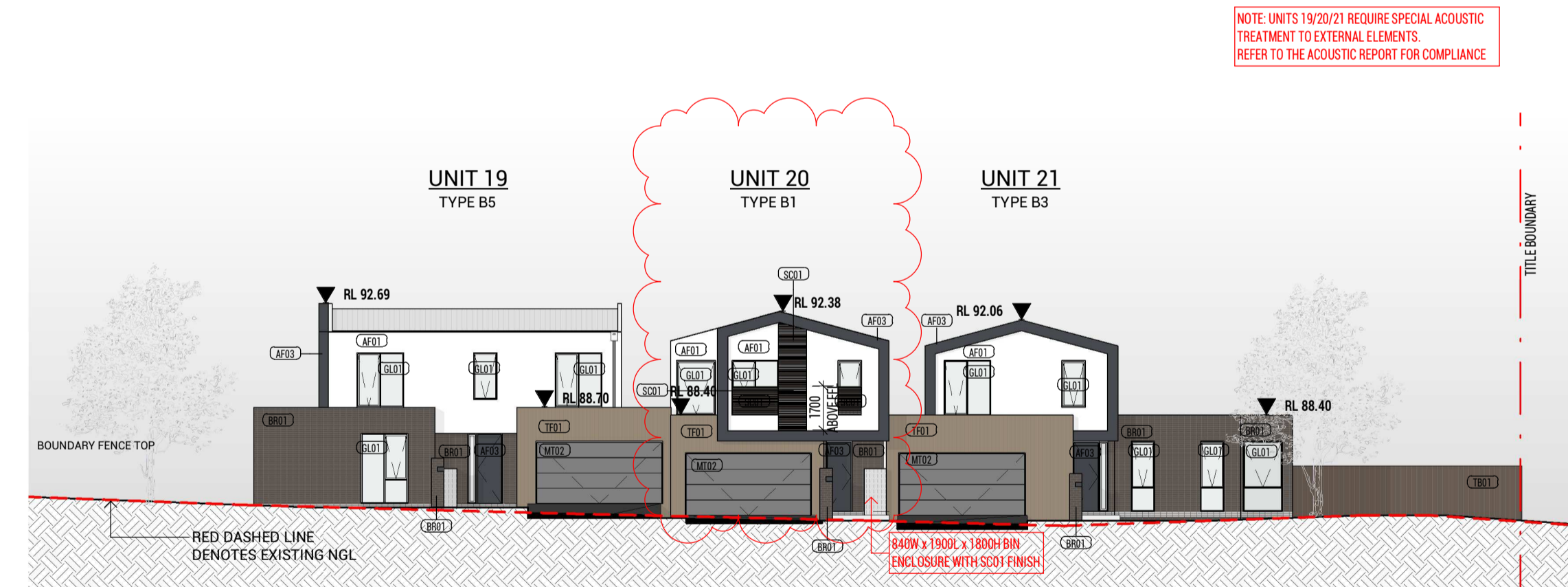


NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS. REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE

2 TP-ELEVATION 08  
SCALE 1 : 200

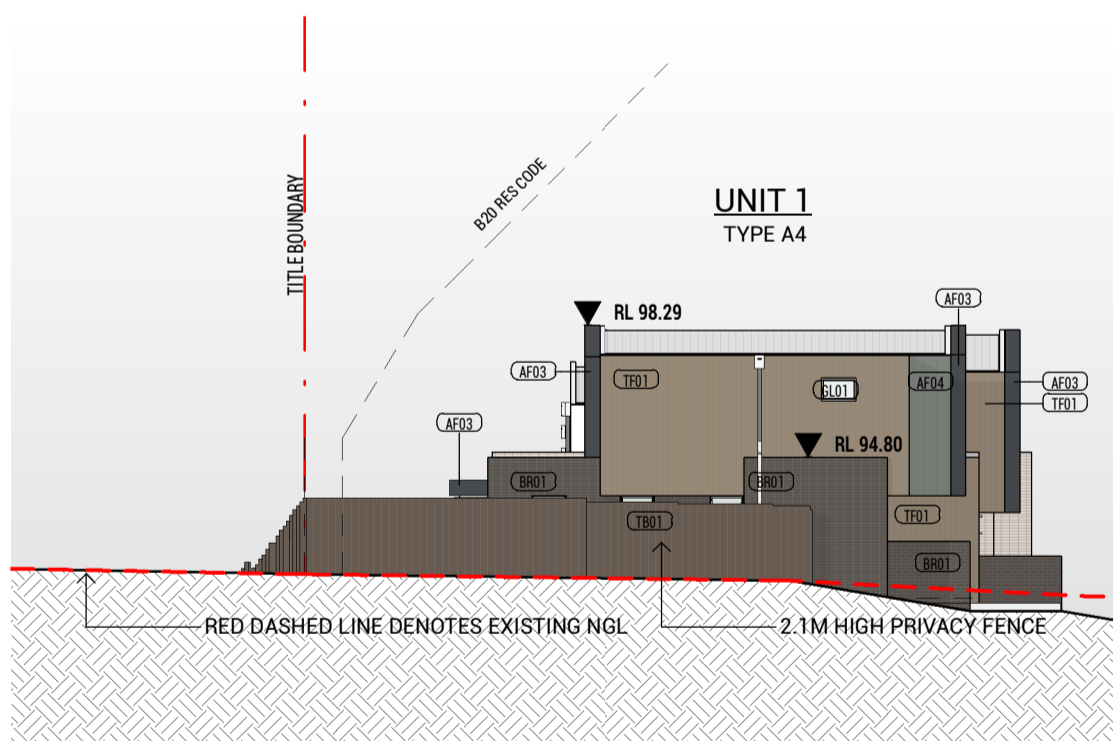


5 TP-ELEVATION 11  
SCALE 1 : 200

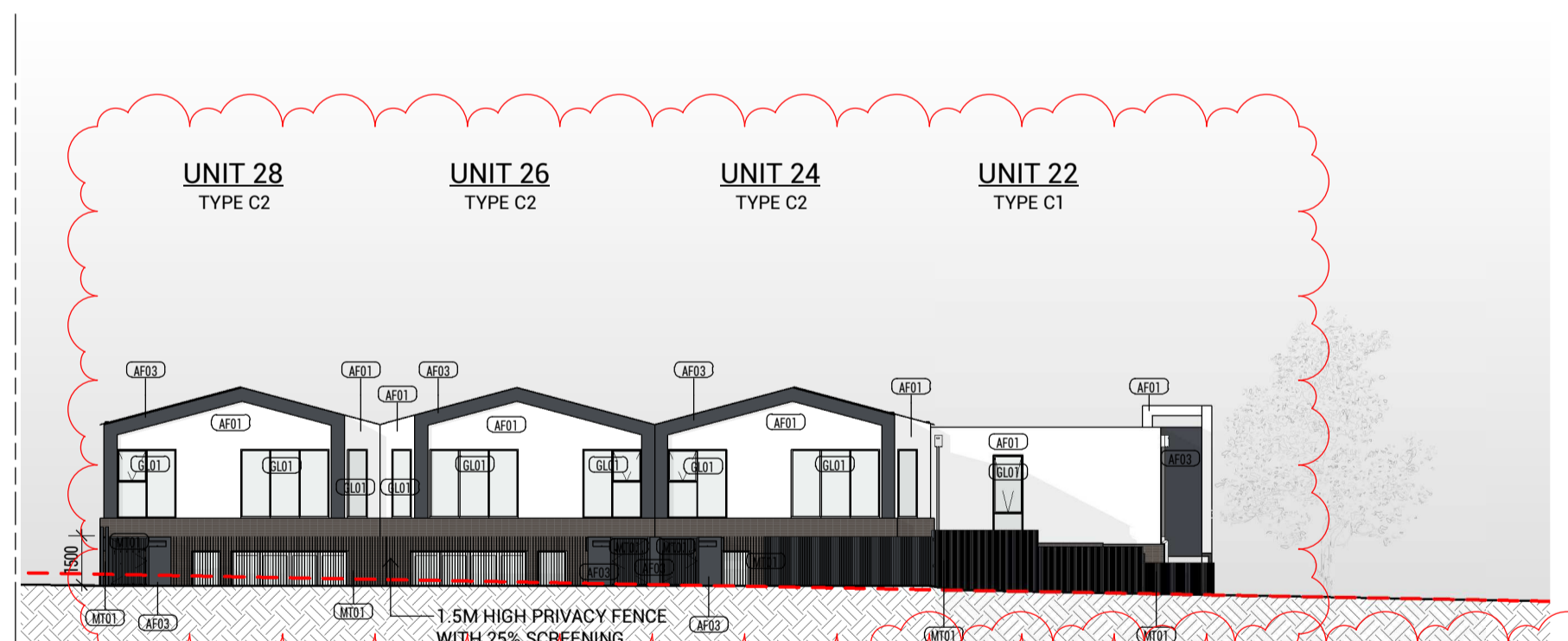


NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS. REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE

3 TP-ELEVATION 09  
SCALE 1 : 200



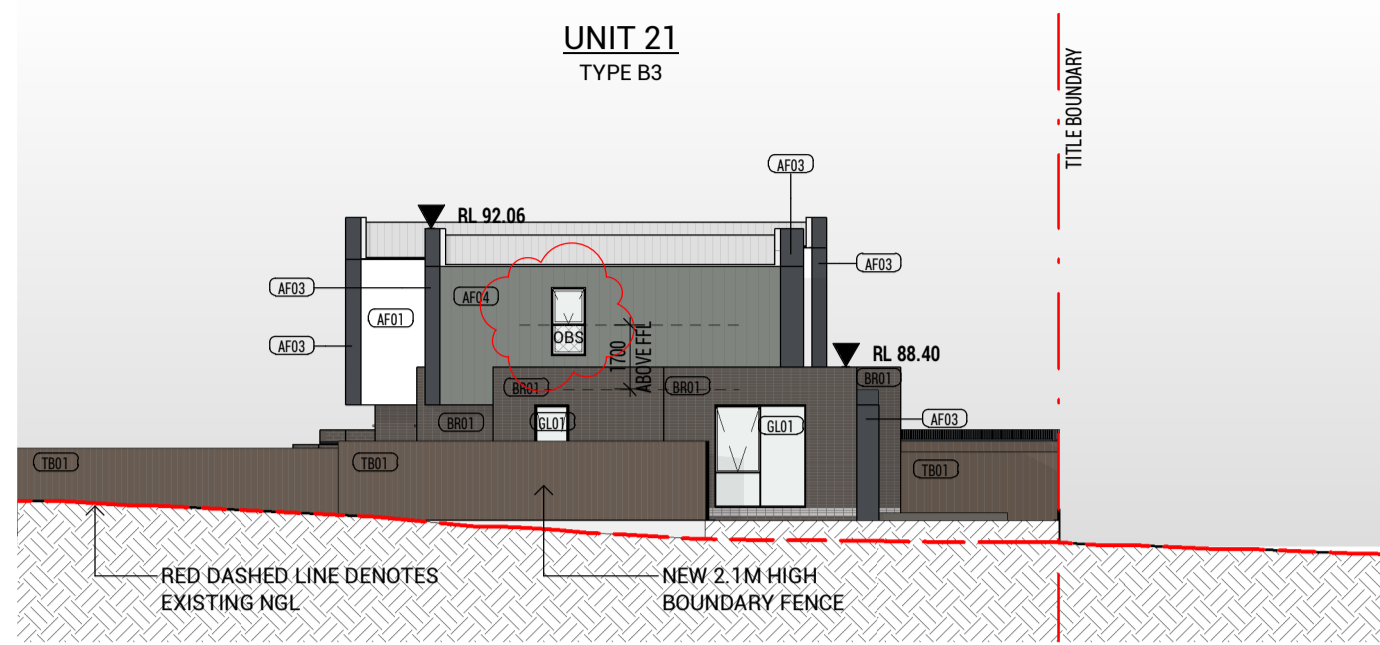
6 TP-ELEVATION 12  
SCALE 1 : 200



THE ELEVATION FOR UNITS 22/24/26/28 ARE AT A DISTANCE OF 43M BEHIND THE ELEVATION FOR UNIT 1 AND THEREFORE THE NGL APPEARS DIFFERENT

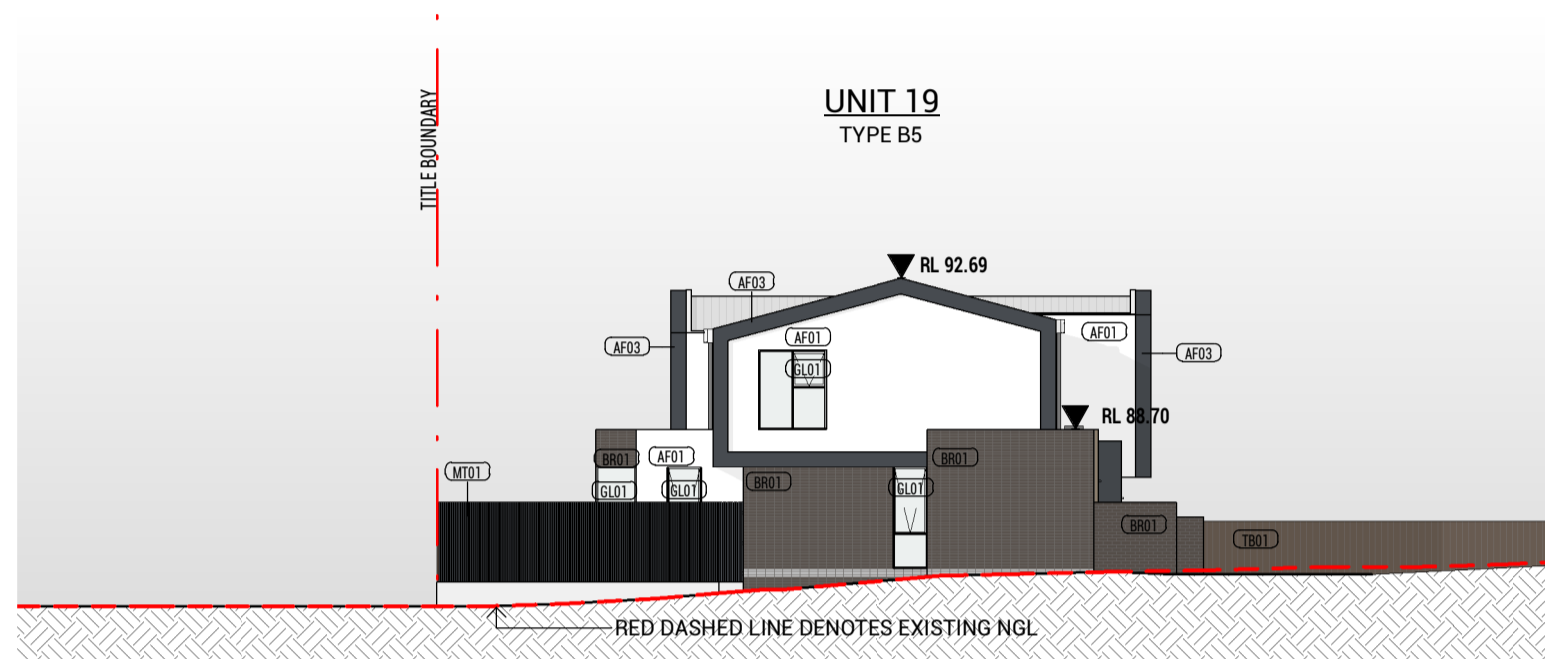
MATERIAL LEGEND			
BR01	FACEBRICK - DARK BROWN	SC01	TIMBER LOOK SCREENING - NATURAL
BR02	FACEBRICK - BROWN	MT01	VERTICAL FENCE - DARK GREY
AF01	APPLIED FINISH - WHITE	MT02	APPLIED FINISH - LIGHT BROWN
AF02	APPLIED FINISH - GREY	MT03	APPLIED FINISH - DARK GREY
AF03	APPLIED FINISH - DARK GREY	GL01	GLAZING - CLEAR
AF04	APPLIED FINISH - LIGHT GREY	OBS	GLAZING - OBSCURED
TF01	TIMBER LOOK PANEL - NATURAL	TB01	TIMBER PALING FENCE

NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS. REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE



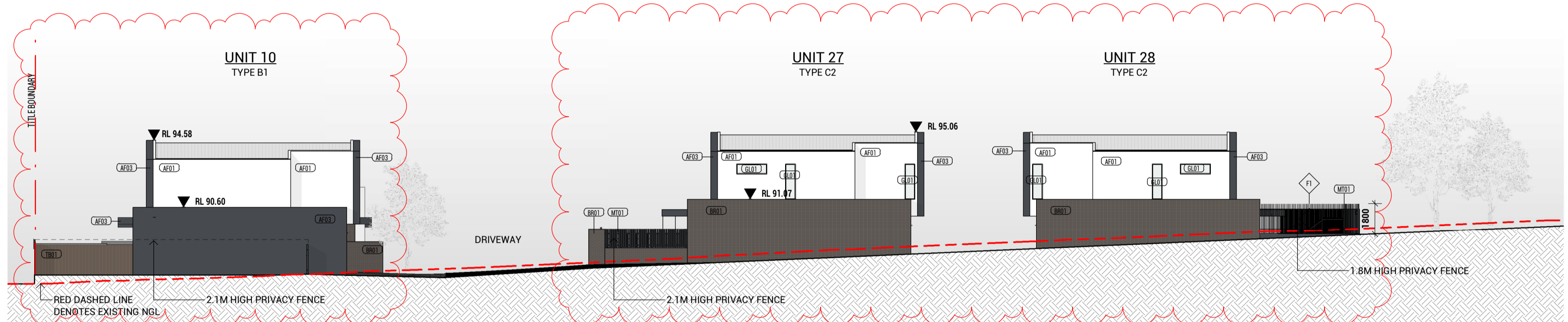
1 TP-ELEVATION 13  
SCALE 1 : 200

NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS. REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE

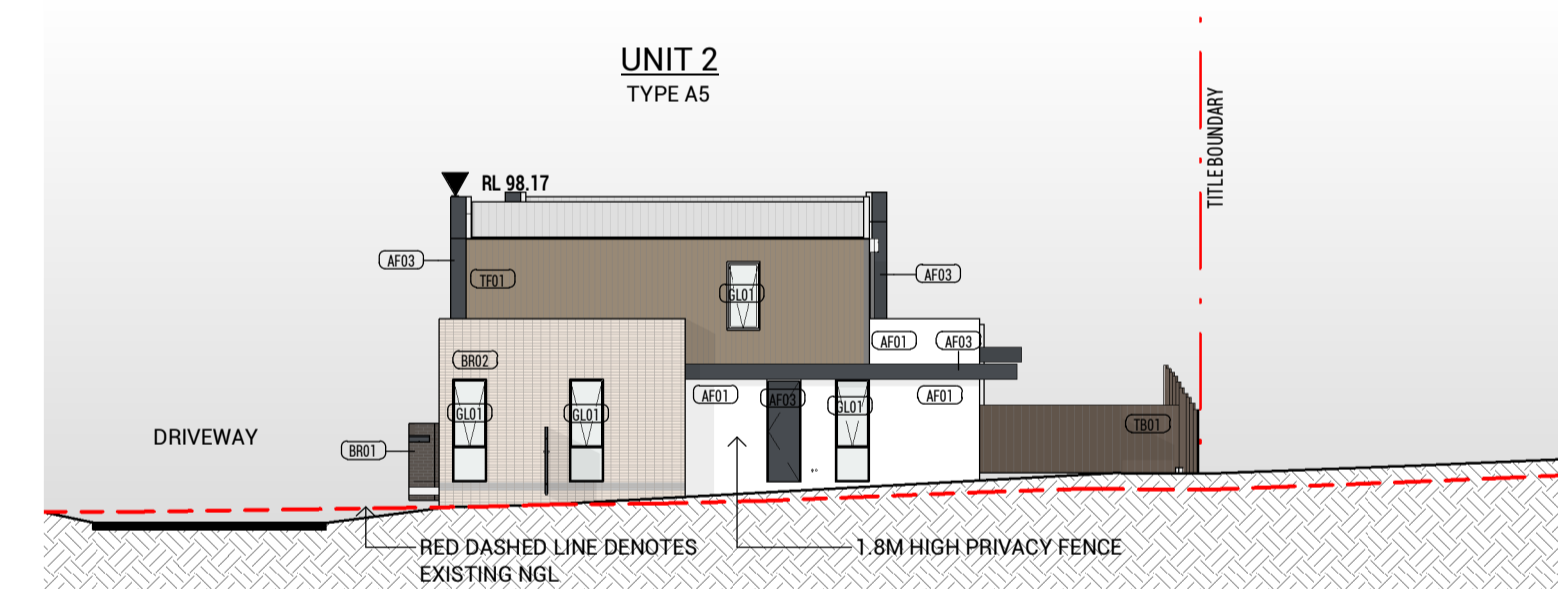


2 TP-ELEVATION 14  
SCALE 1 : 200

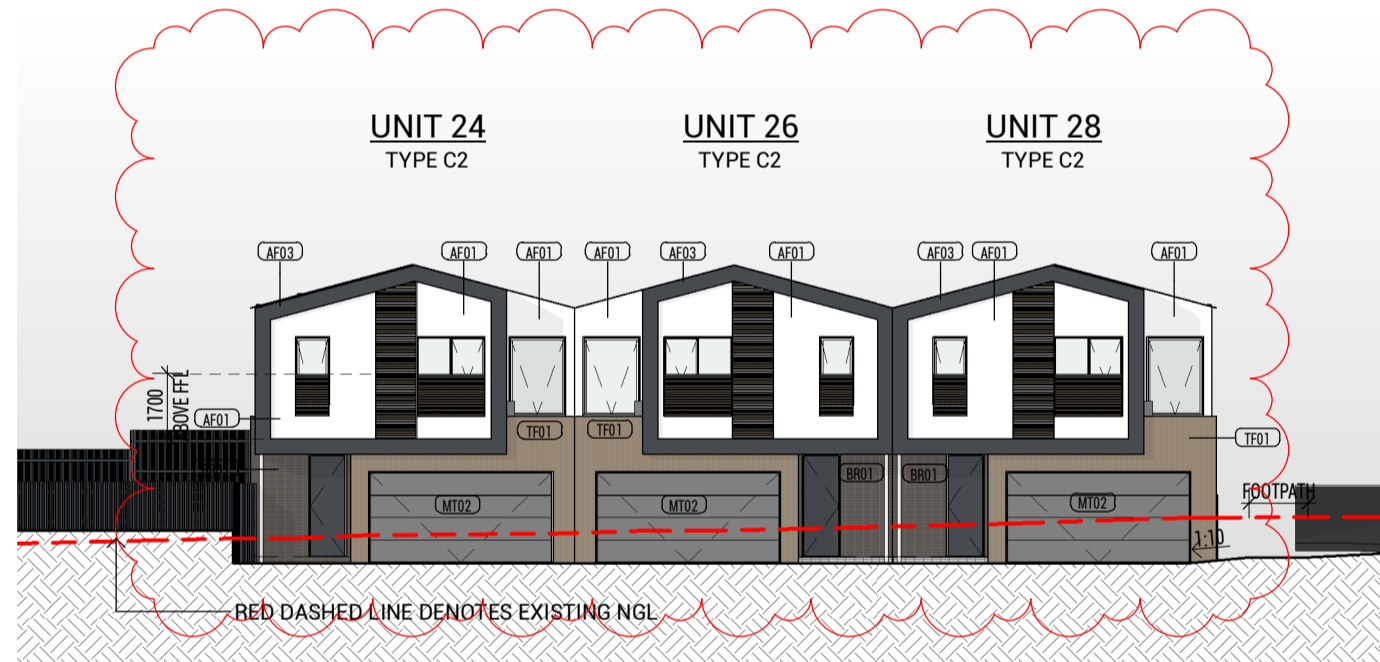
5 TP-ELEVATION 17  
SCALE 1 : 200



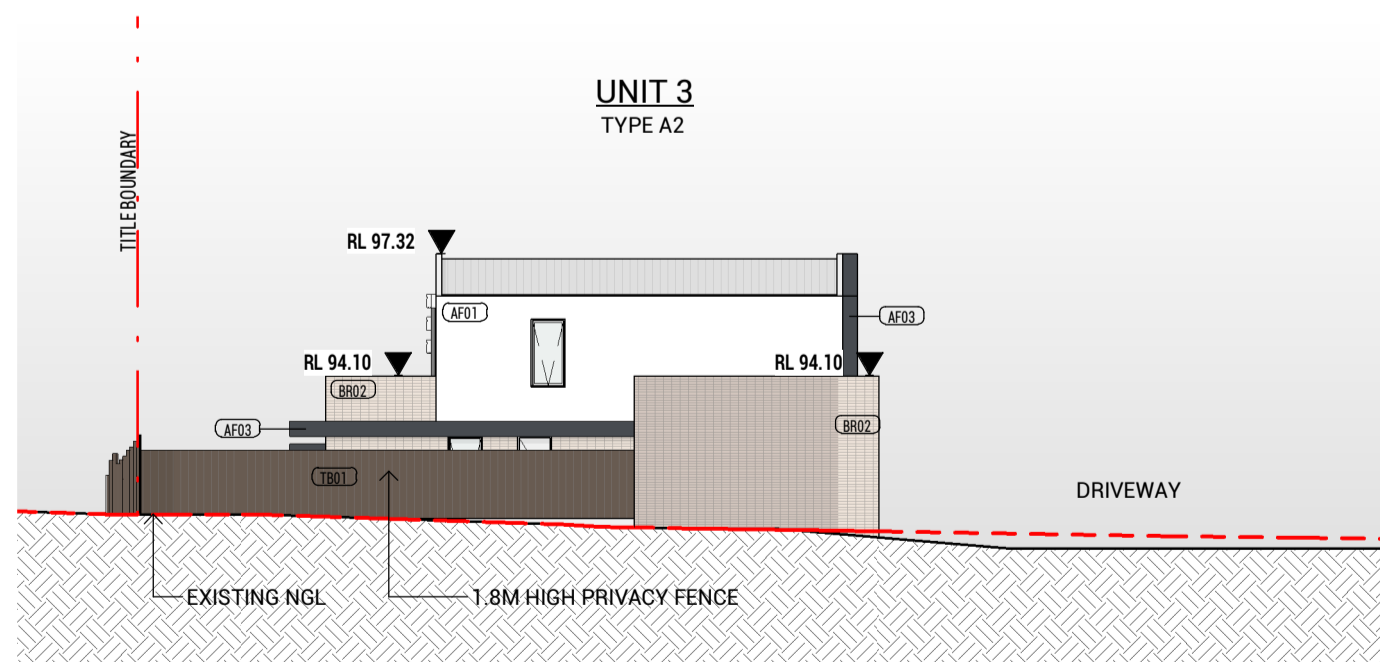
6 TP-ELEVATION 18  
SCALE 1 : 200



7 TP-ELEVATION 19  
SCALE 1 : 200



3 TP-ELEVATION 15  
SCALE 1 : 200

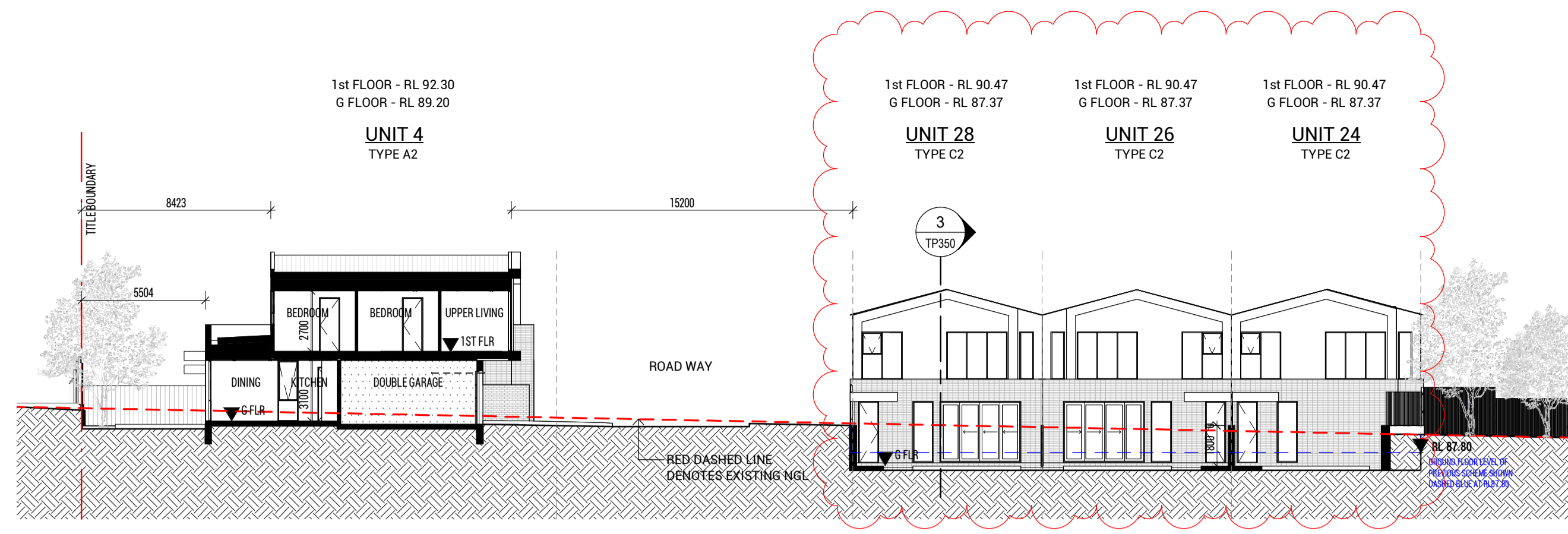


4 TP-ELEVATION 16  
SCALE 1 : 200

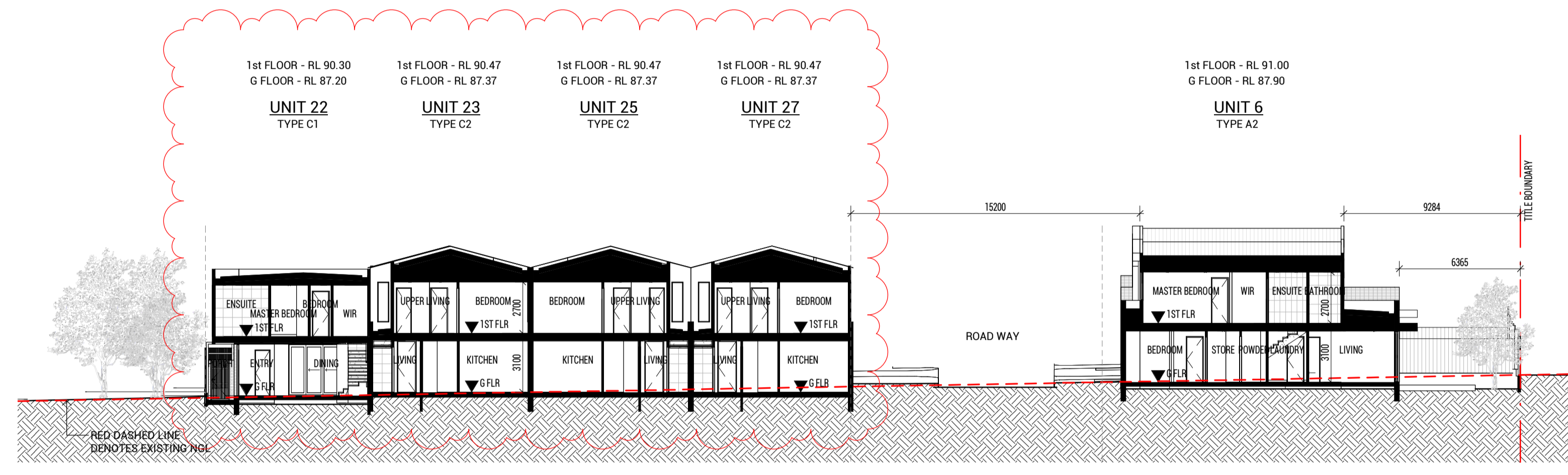
MATERIAL LEGEND			
BR01	FACEBRICK- DARK BROWN	SC01	TIMBER LOOK SCREENING - NATURAL
BR02	FACEBRICK- BROWN	MT01	VERTICAL FENCE - DARK GREY
AF01	APPLIED FINISH-WHITE	MT02	APPLIED FINISH - LIGHT BROWN
AF02	APPLIED FINISH-GREY	MT03	APPLIED FINISH - DARK GREY
AF03	APPLIED FINISH-DARK GREY	GL01	GLAZING - CLEAR
AF04	APPLIED FINISH-LIGHT GREY	OBS	GLAZING - OBSCURED
TF01	TIMBER LOOK PANEL - NATURAL	TB01	TIMBER PALING FENCE

**TOWN PLANNING**

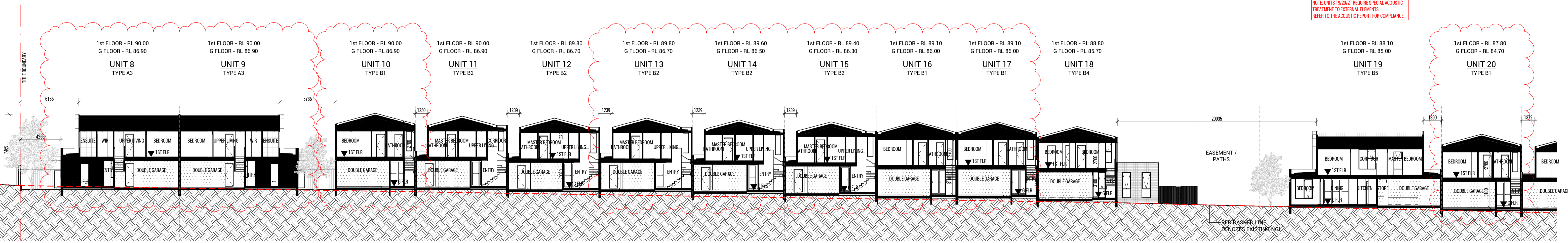
Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR STA APPLICATION	JK



1 Section 1  
SCALE 1 : 200



2 Section 2  
SCALE 1 : 200



NOTE: UNITS 19/20/21 REQUIRE SPECIAL ACOUSTIC TREATMENT TO EXTERNAL ELEMENTS REFER TO THE ACOUSTIC REPORT FOR COMPLIANCE

3 Section 3  
SCALE 1 : 200



Copyright © Parallel Workshop Pty Ltd.  
The drawings, designs, and specifications and copyright therein are the property of Parallel Workshop Pty Ltd, and must not be used, copied, or reproduced wholly or in part without the express written permission of Parallel Workshop Pty Ltd.  
Do not scale drawings. Use given dimensions only.  
Any discrepancy in drawings or specifications shall be referred to Parallel Workshop Pty Ltd.

Project  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
149 HANSWORTH STREET, MULGRAVE

Client  
**MONOLITH PROJECTS**

No.	Date	Notes	Issued By
1	20.12.16	ISSUED FOR STA APPLICATION	JX

Title  
**SECTIONS - SHEET 1**

Sheet Status  
**TOWN PLANNING**  
**NOT FOR CONSTRUCTION**

Sheet No.  
**TP300**

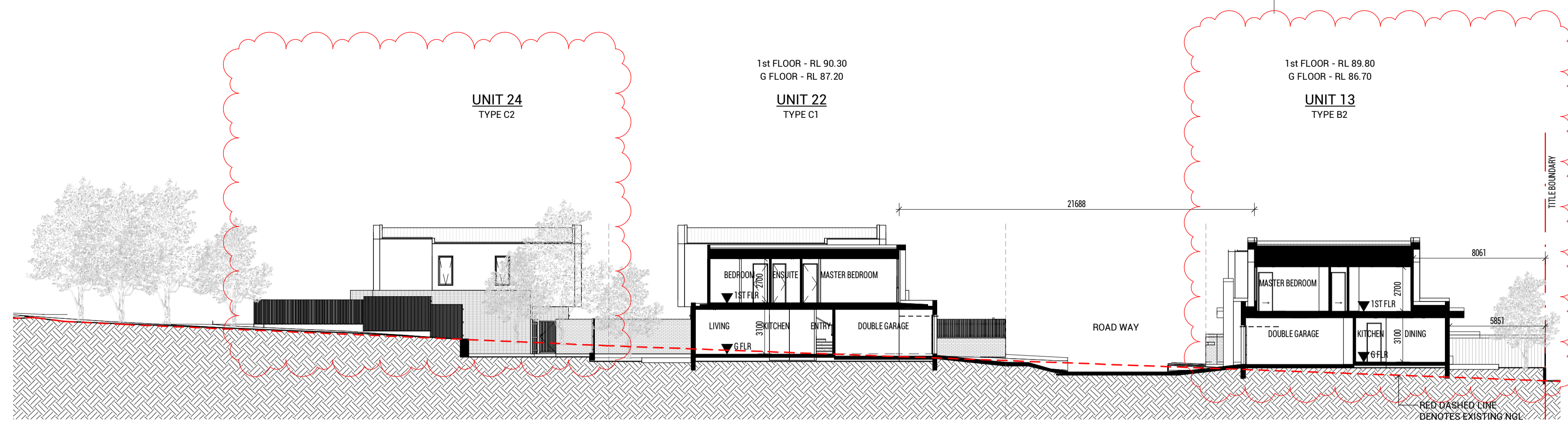
Scale  
**1 : 200** at A1

Date  
**20.12.16**

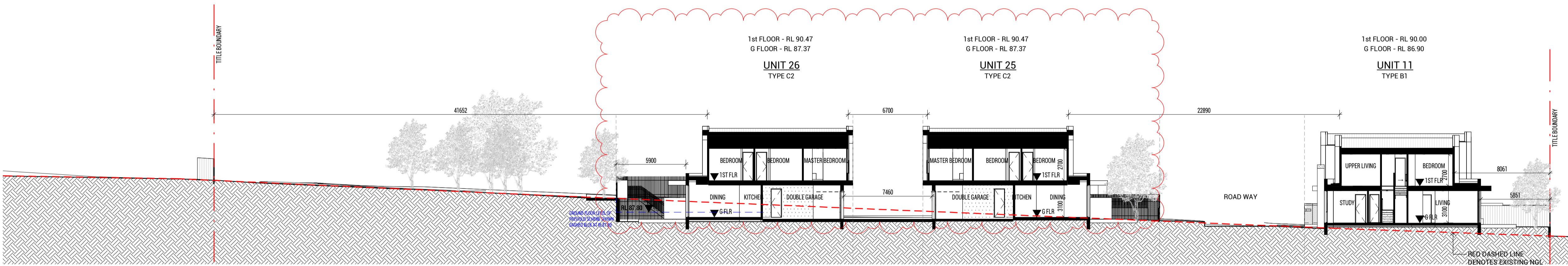
**TOWN PLANNING**

Revision  
-

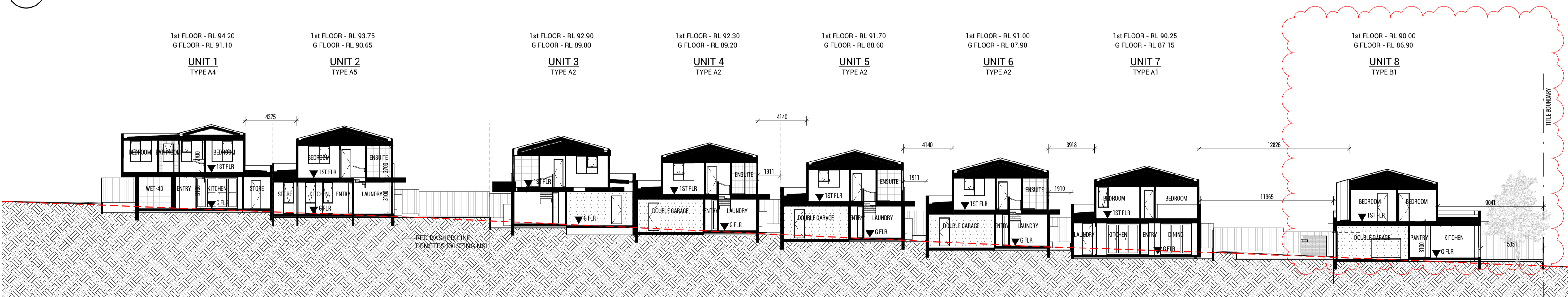
Project No.  
**19365**



1 Section 4  
SCALE 1 : 200

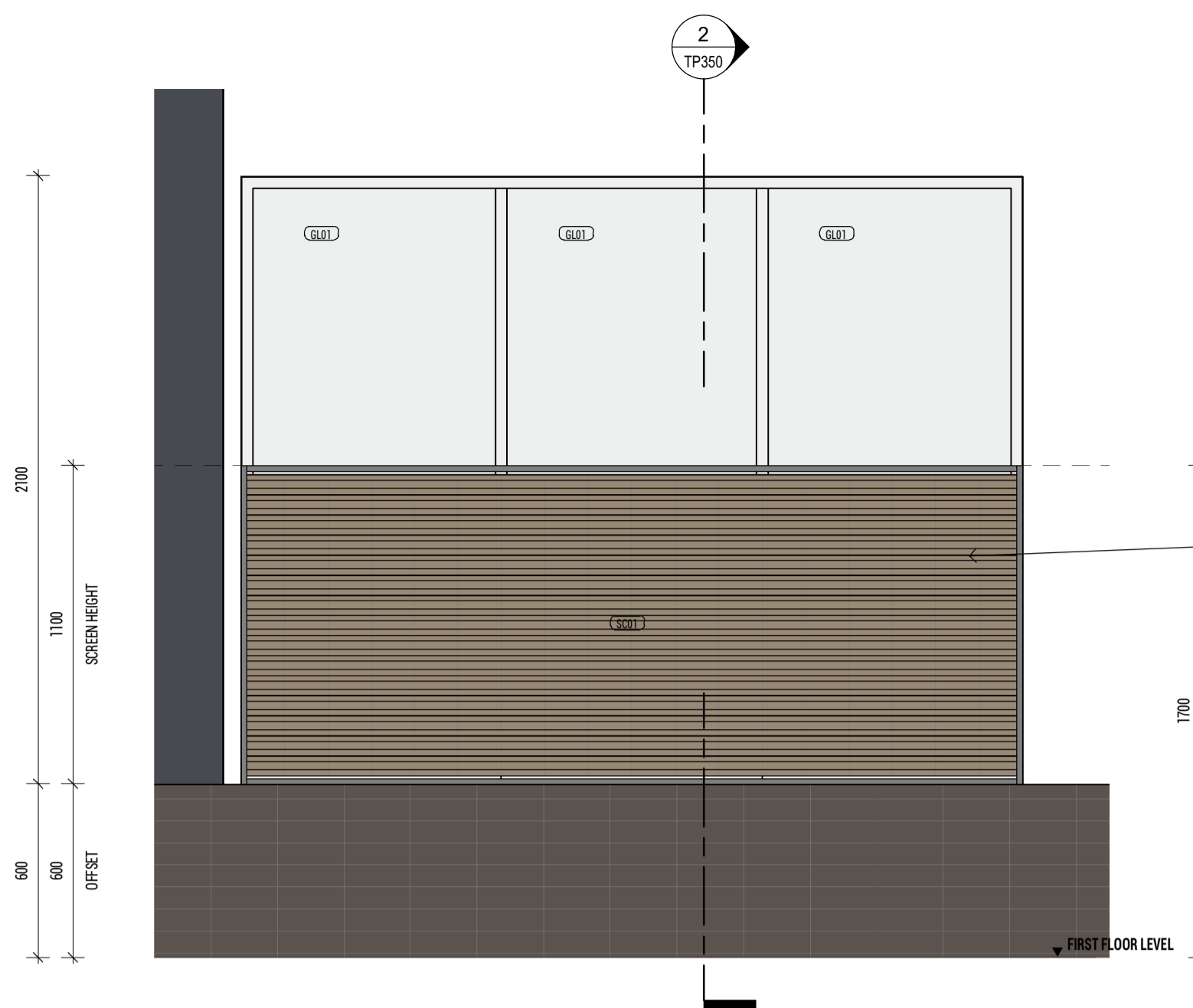


2 Section 5  
SCALE 1 : 200

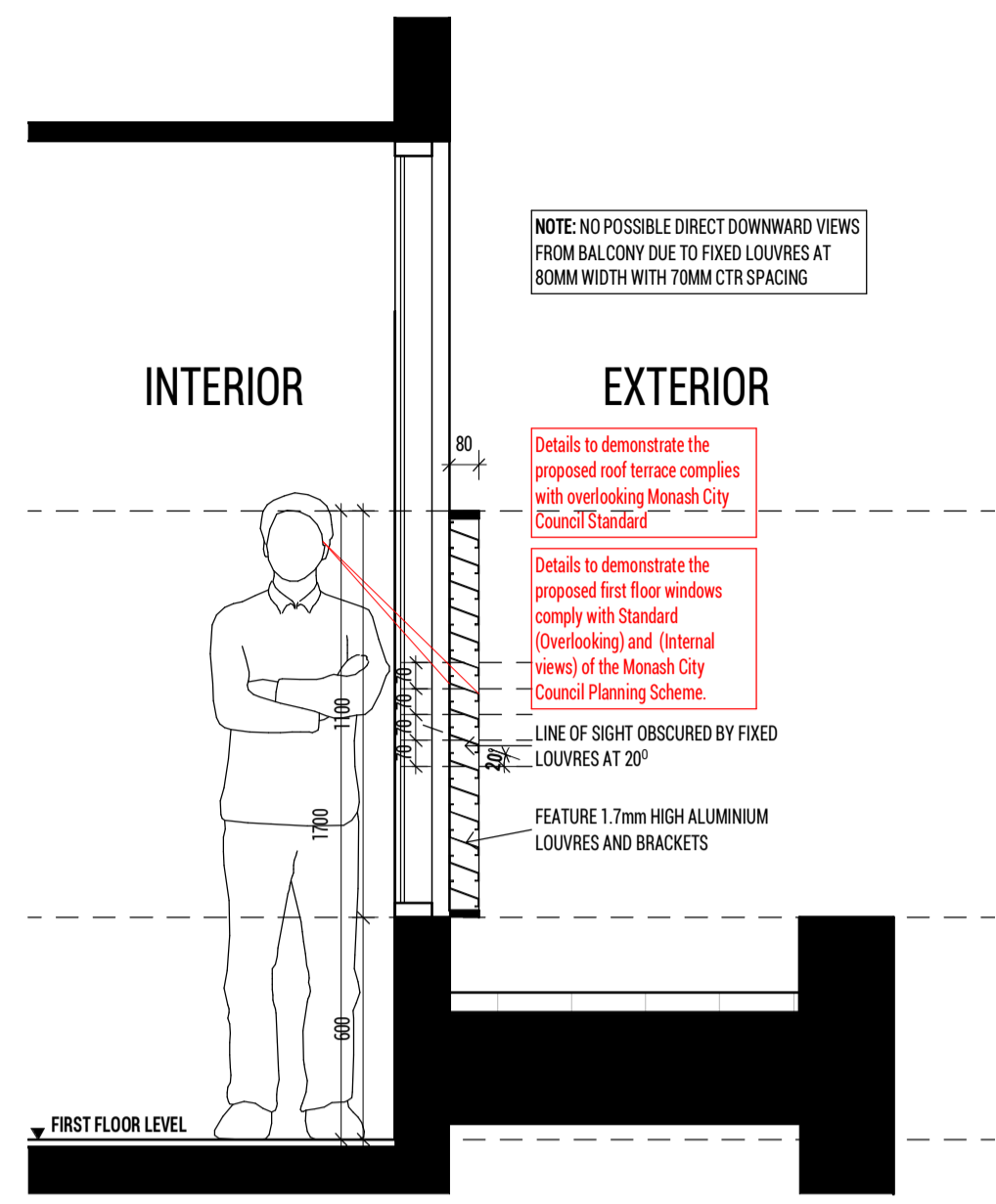


3 Section 6  
SCALE 1 : 200

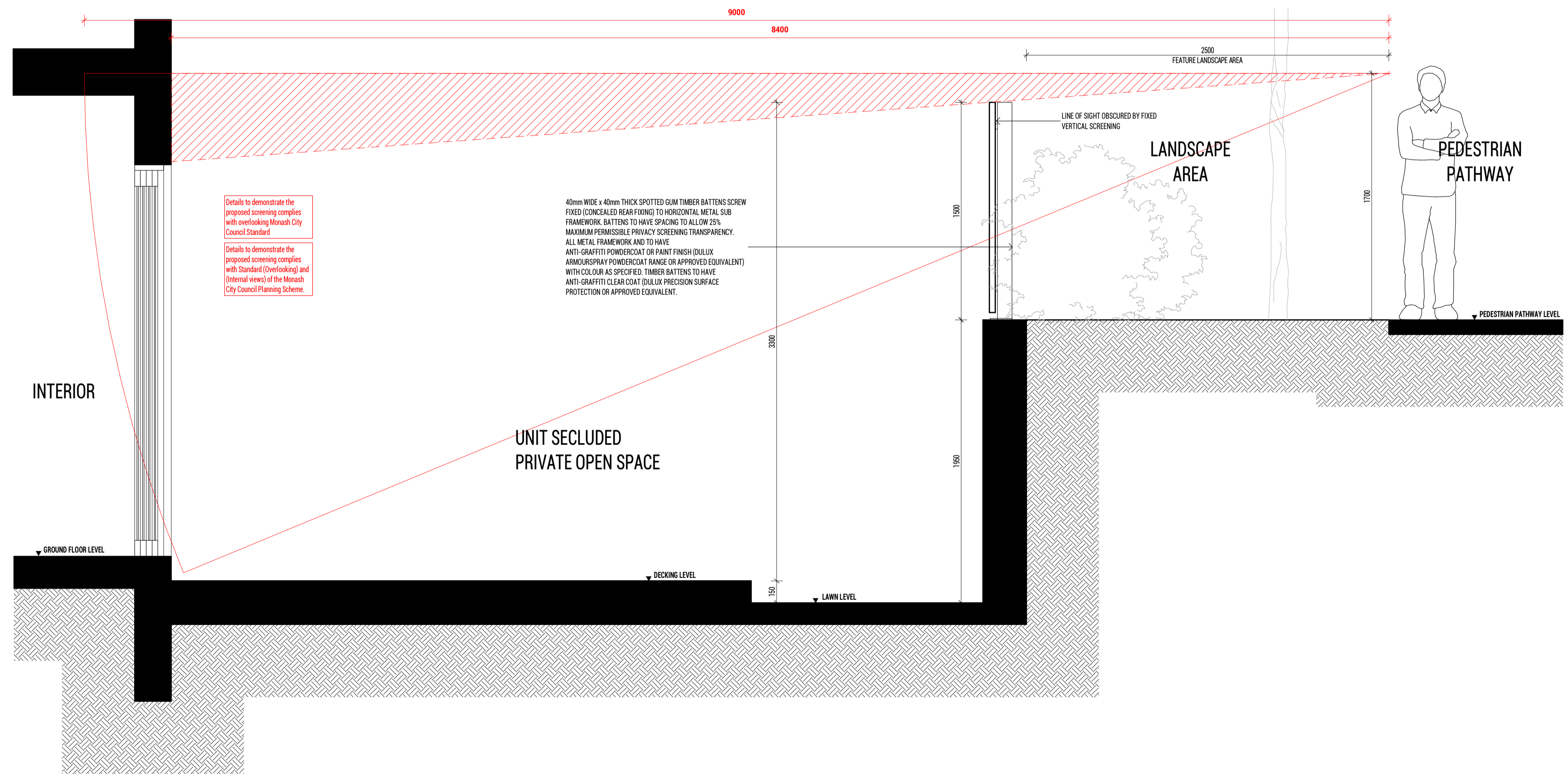
Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR RTA APPLICATION	JX



1 SCREEN 01 - TYPICAL ELEVATION - OVERLOOKING SCREEN  
SCALE 1 : 20

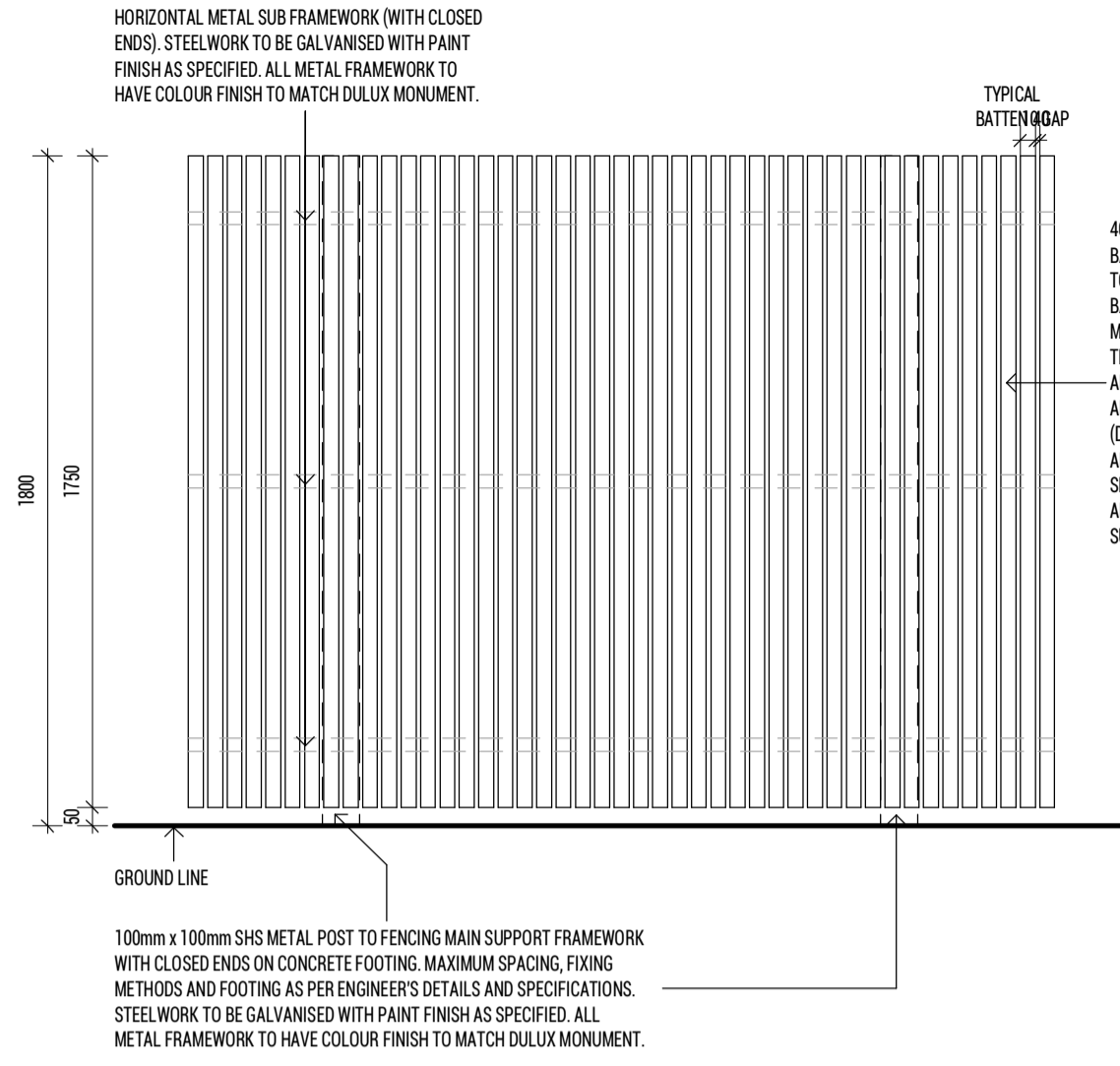


2 SCREEN 01 - TYPICAL SECTION - OVERLOOKING SCREEN  
SCALE 1 : 20

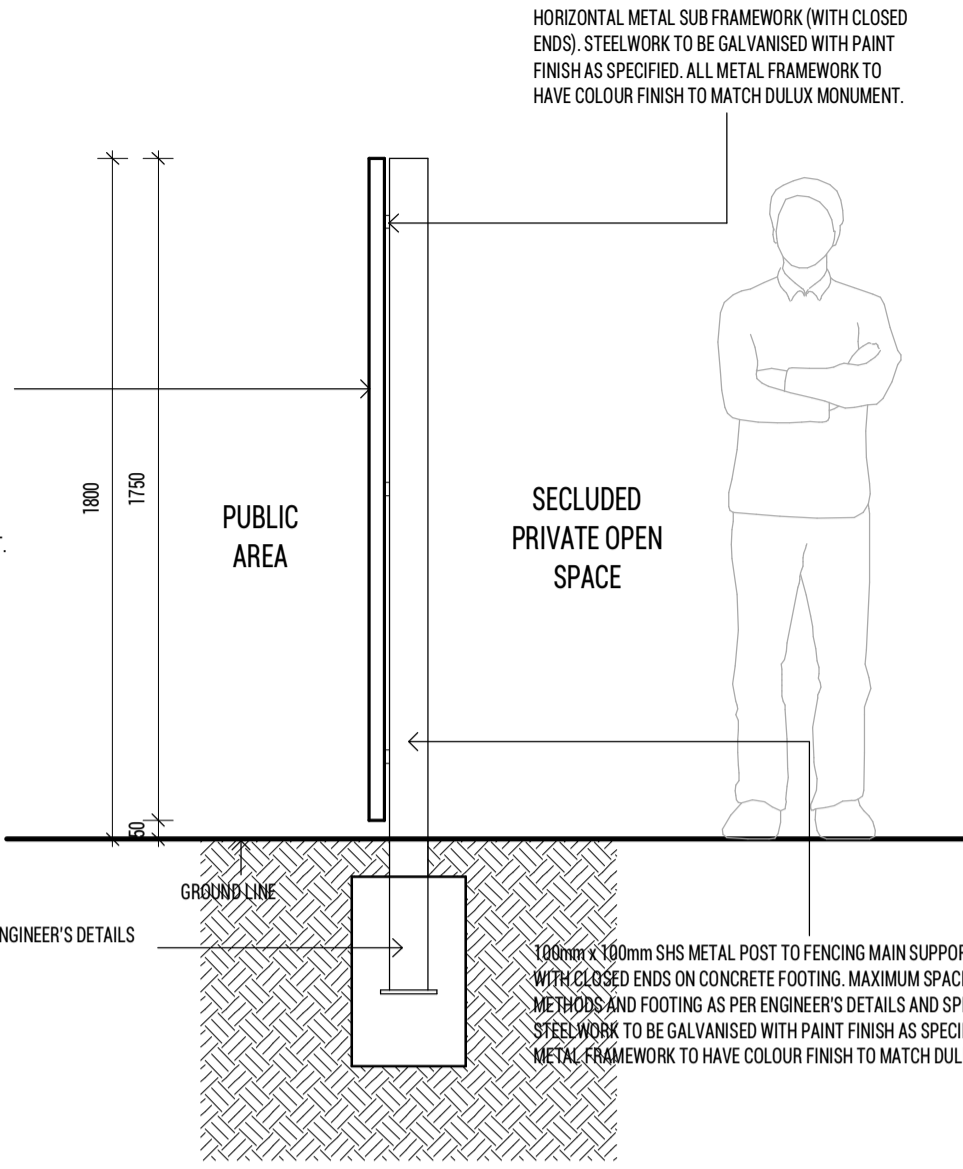


3 Section 8  
SCALE 1 : 20

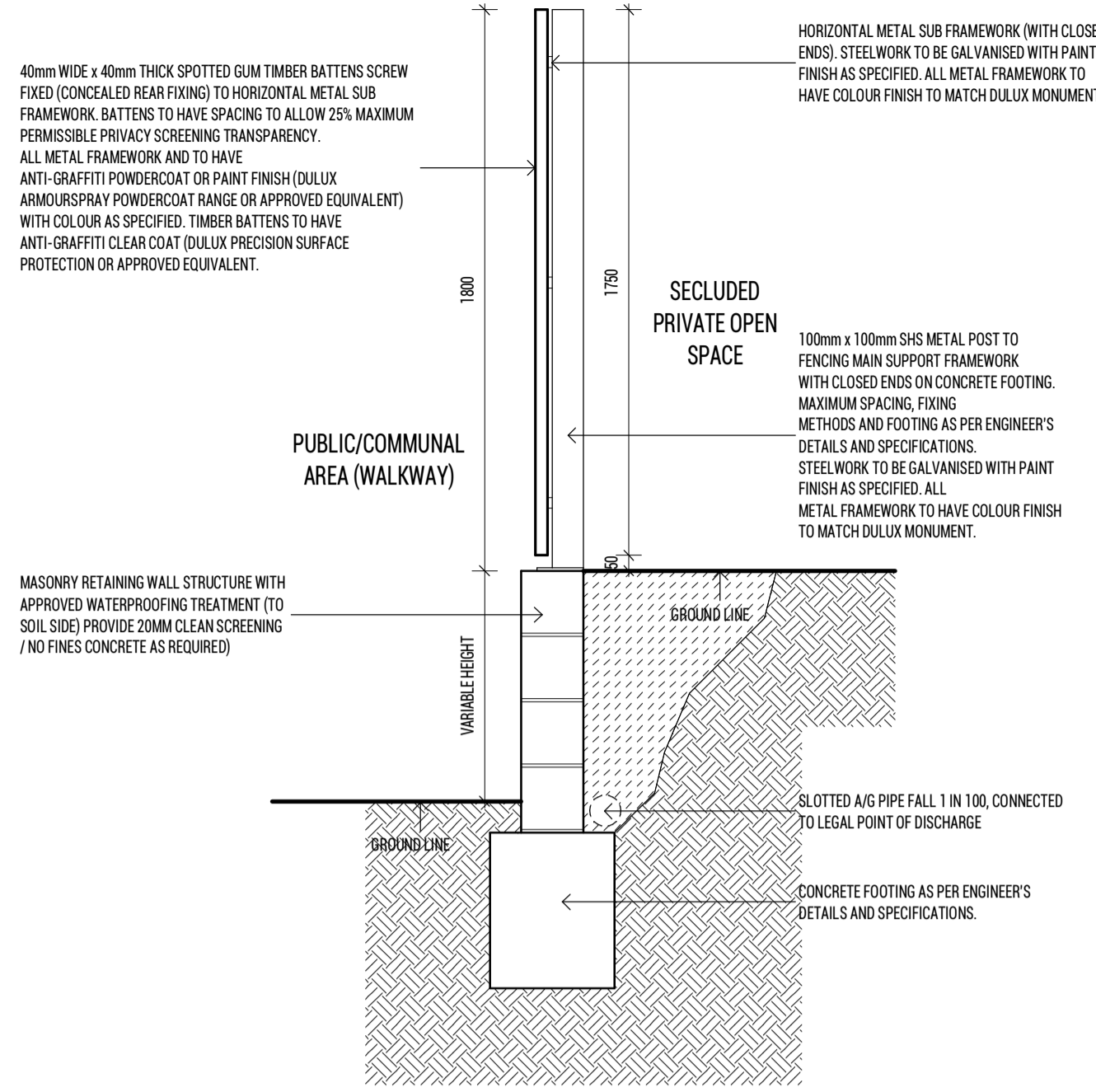
Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR RTA APPLICATION	JK



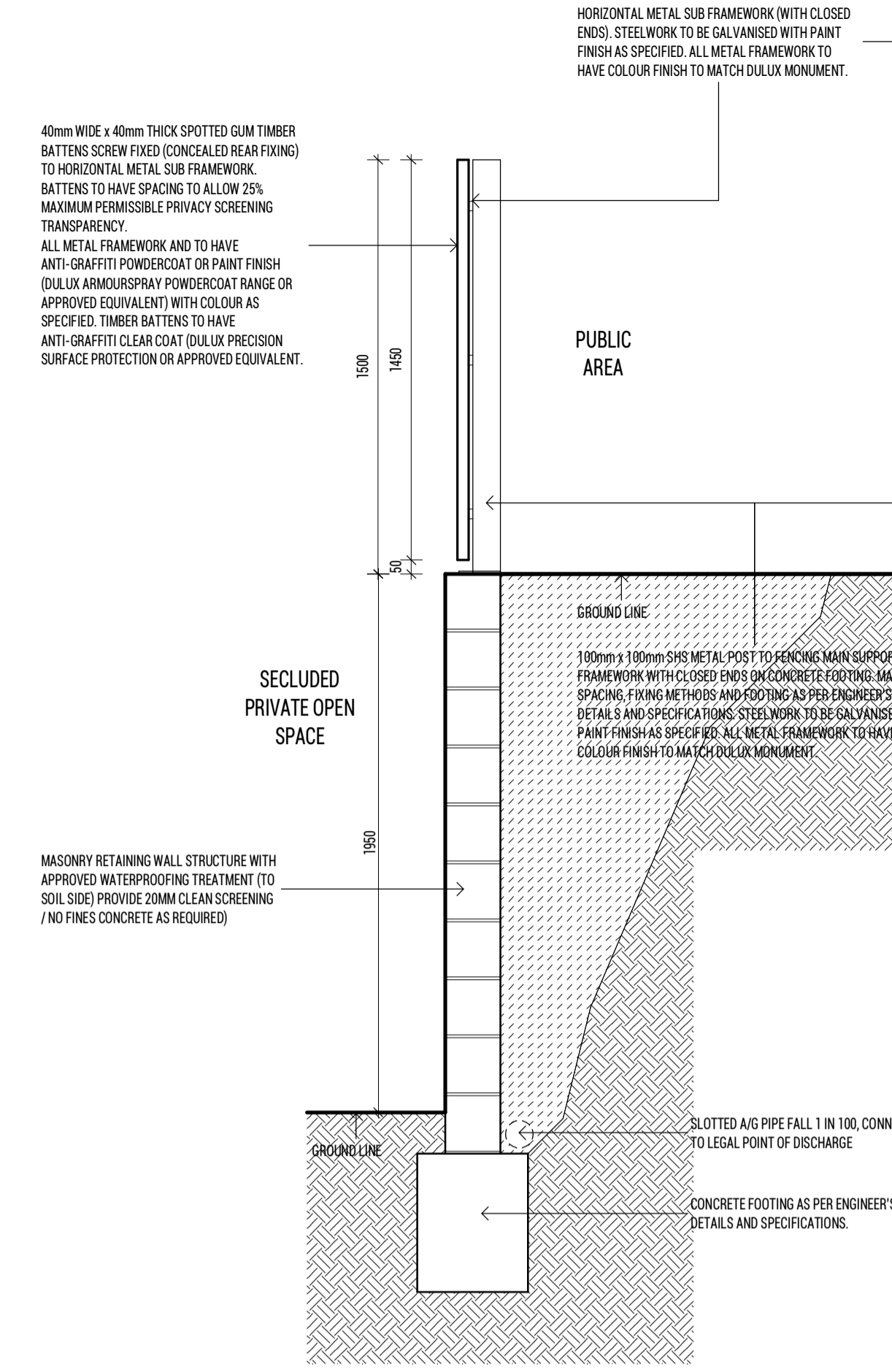
**1 FENCE TYPE - F1 ELEVATION (VIEW FROM PUBLIC/COMMUNAL AREA)**  
SCALE 1 : 20



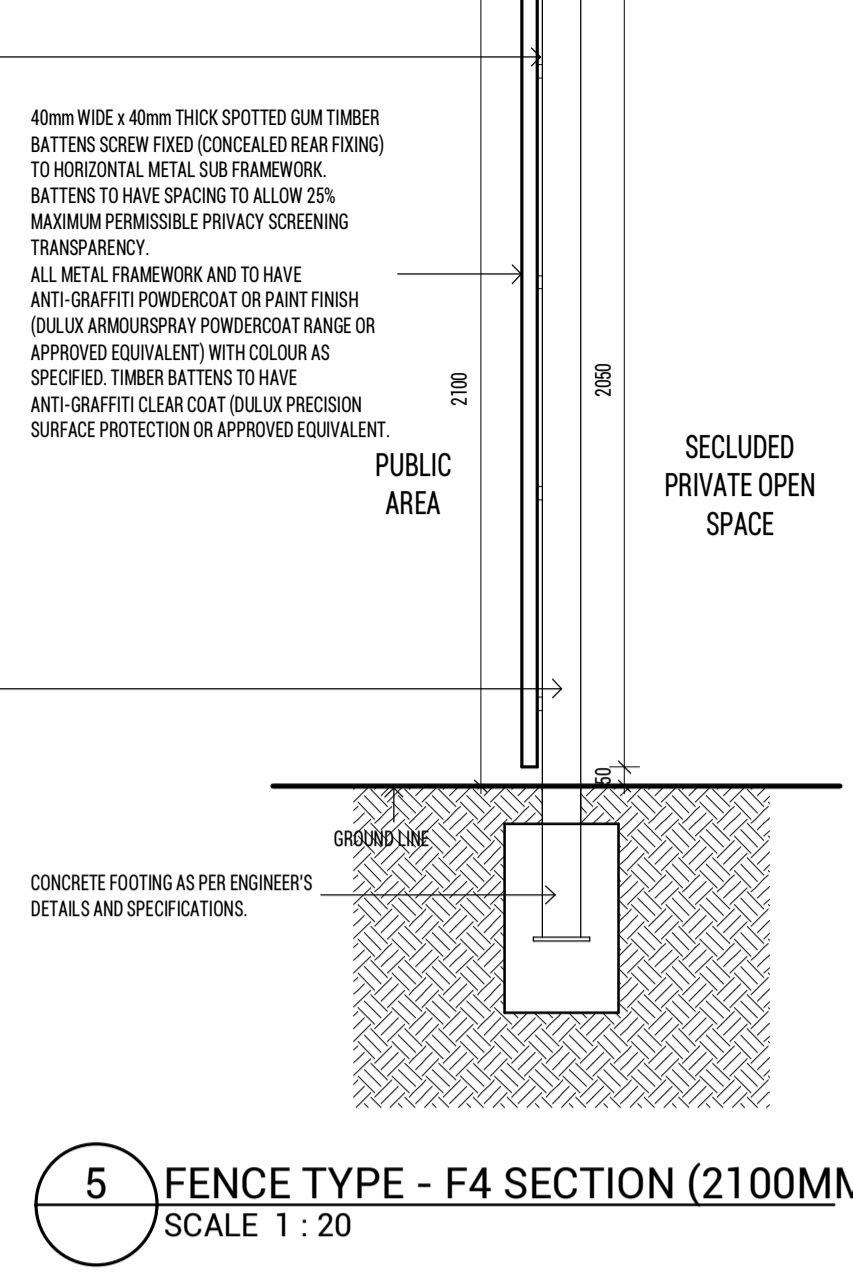
**2 FENCE TYPE - F1 SECTION (1800MM)**  
SCALE 1 : 20



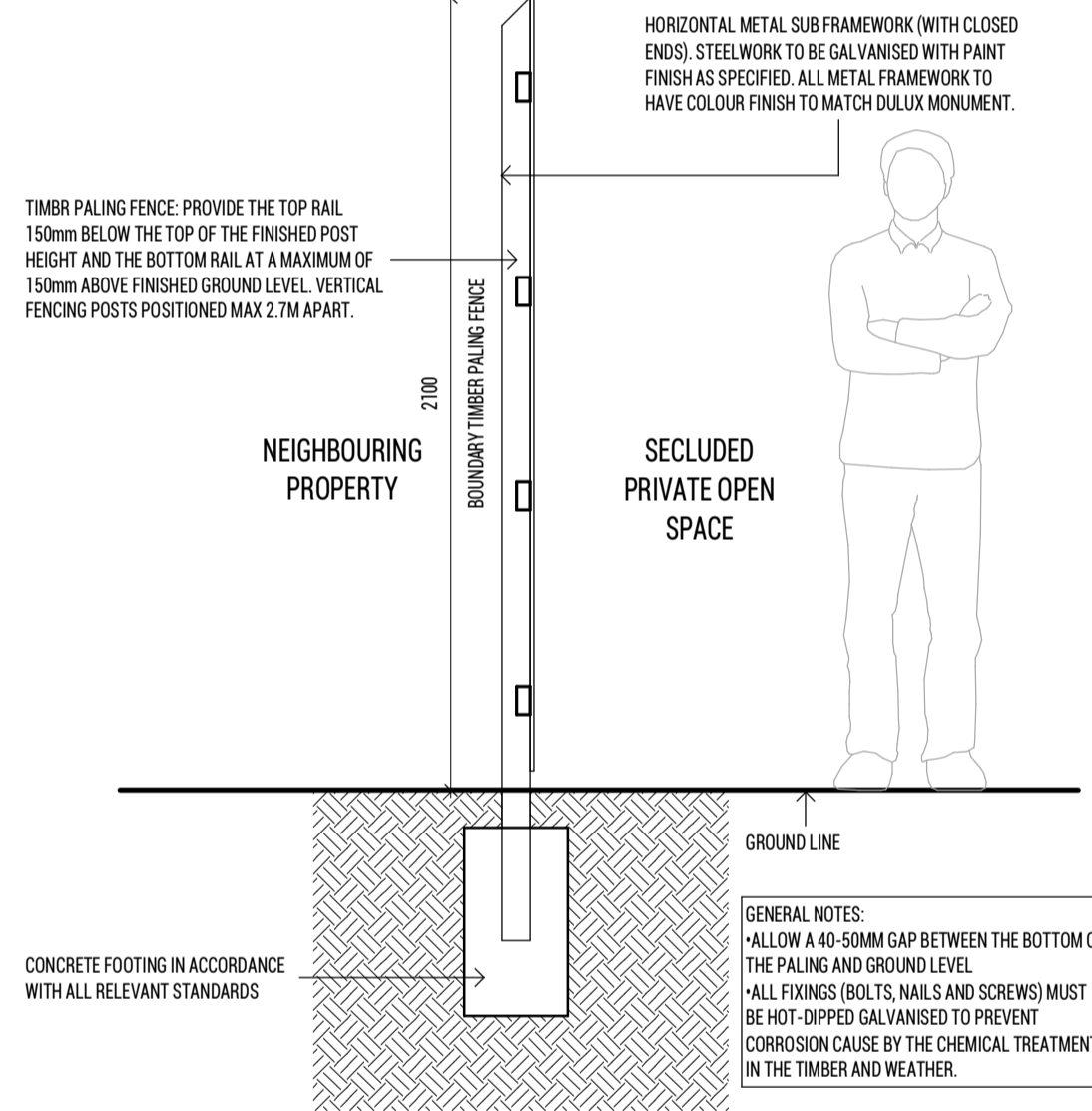
**3 FENCE TYPE - F2 SECTION (1800MM)**  
SCALE 1 : 20



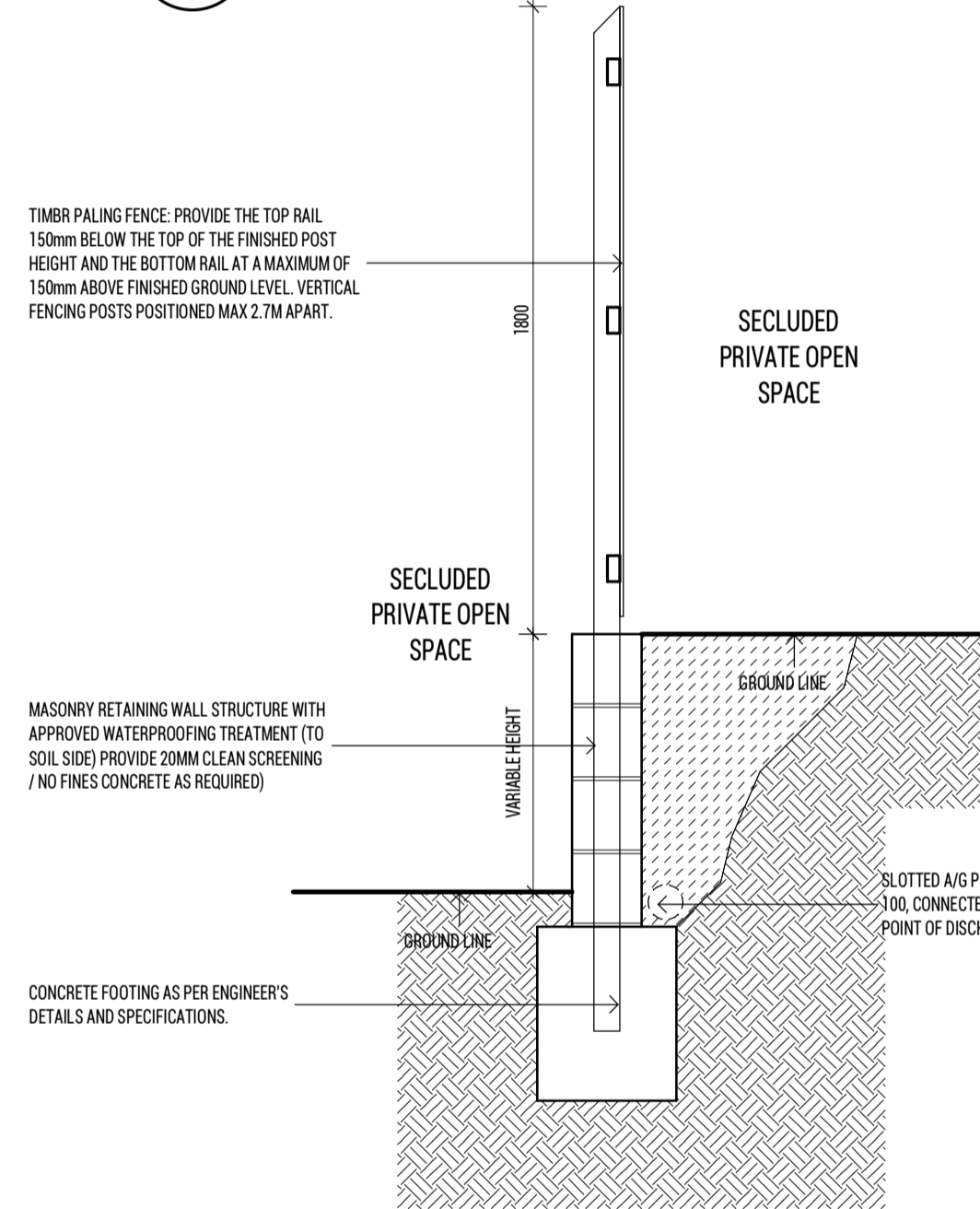
**4 FENCE TYPE - F3 SECTION (1500MM)**  
SCALE 1 : 20



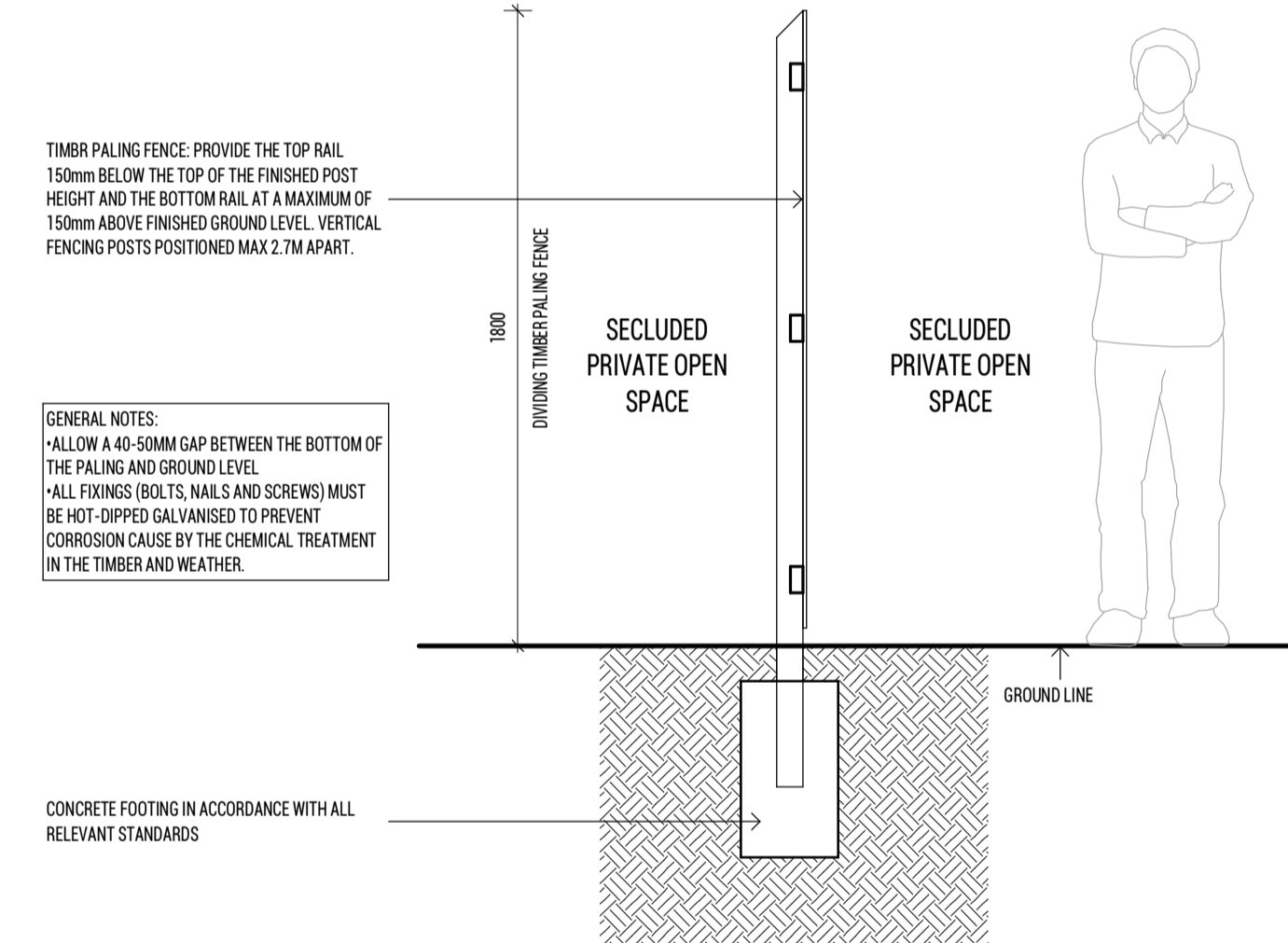
**5 FENCE TYPE - F4 SECTION (2100MM)**  
SCALE 1 : 20



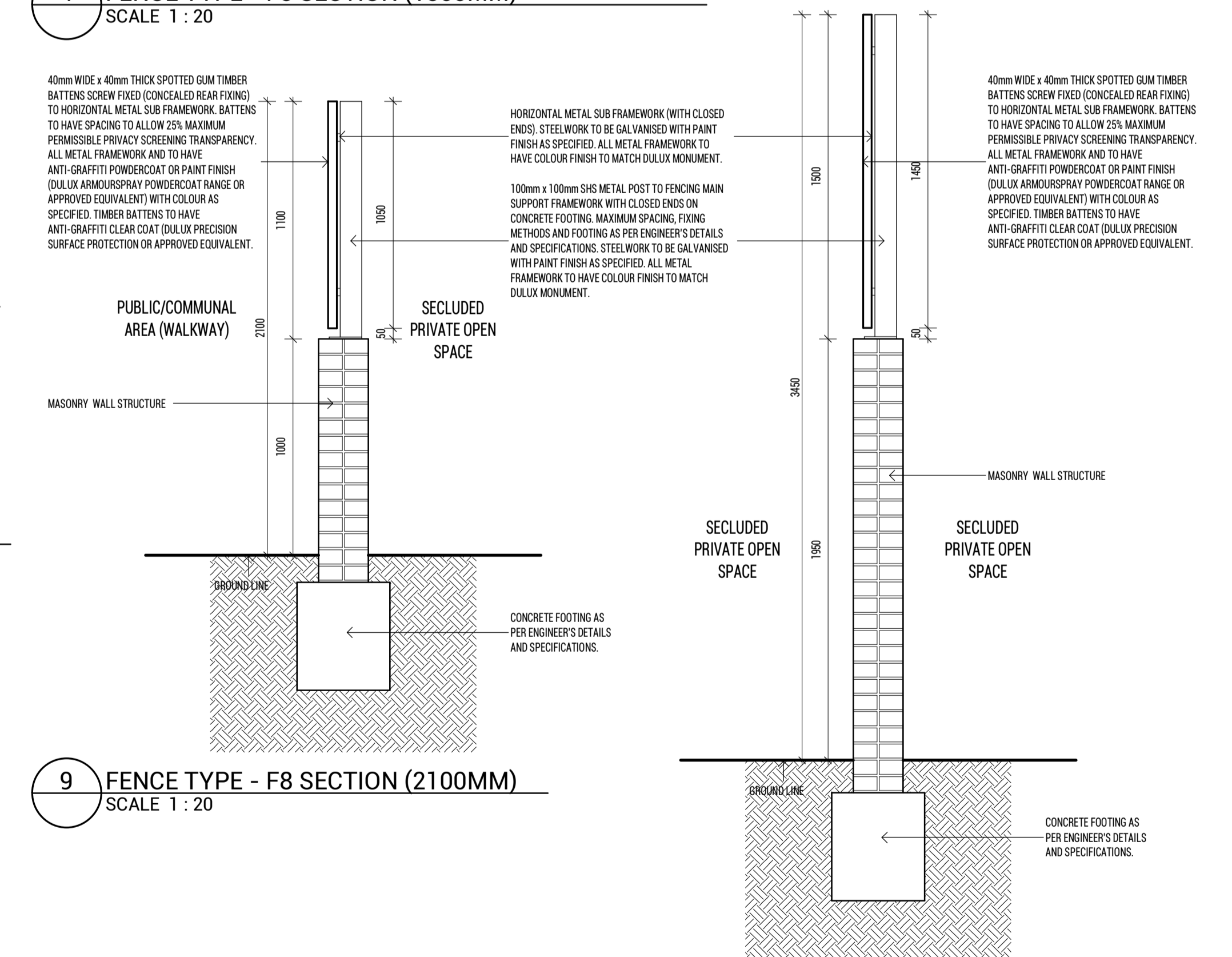
**6 FENCE TYPE - F5 BOUNDARY FENCING SECTION (2100MM)**  
SCALE 1 : 20



**7 FENCE TYPE - F6 SECTION (1800MM)**  
SCALE 1 : 20

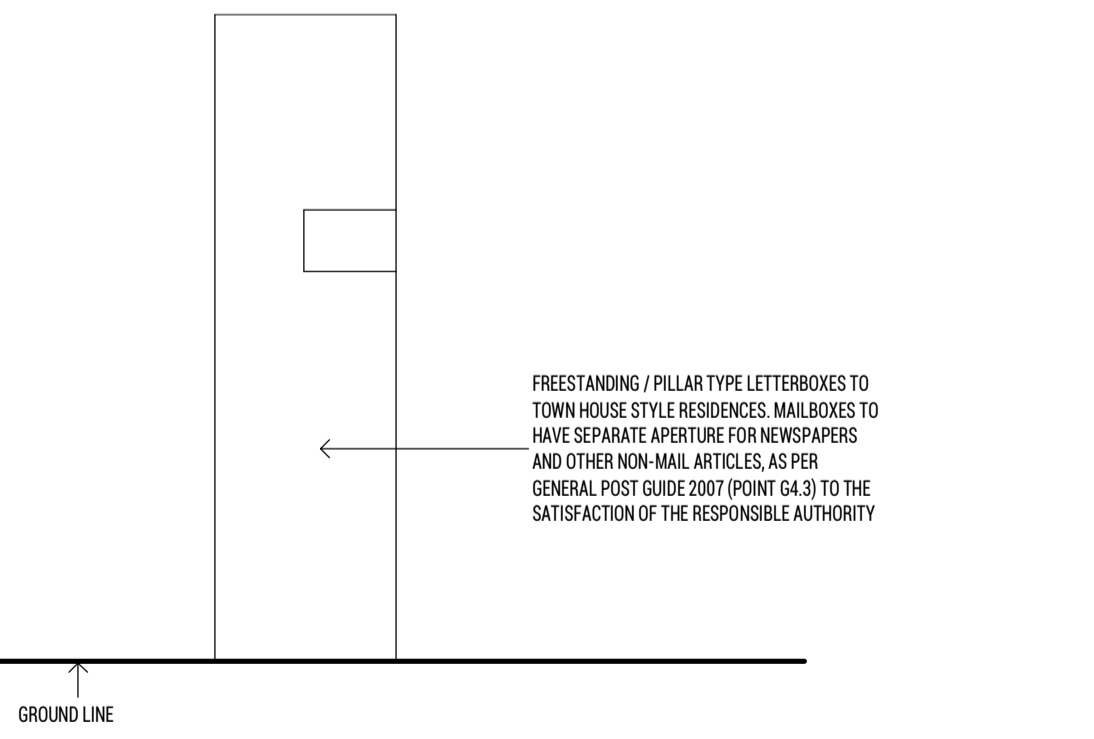


**8 FENCE TYPE - F7 BOUNDARY FENCING SECTION (1800MM)**  
SCALE 1 : 20

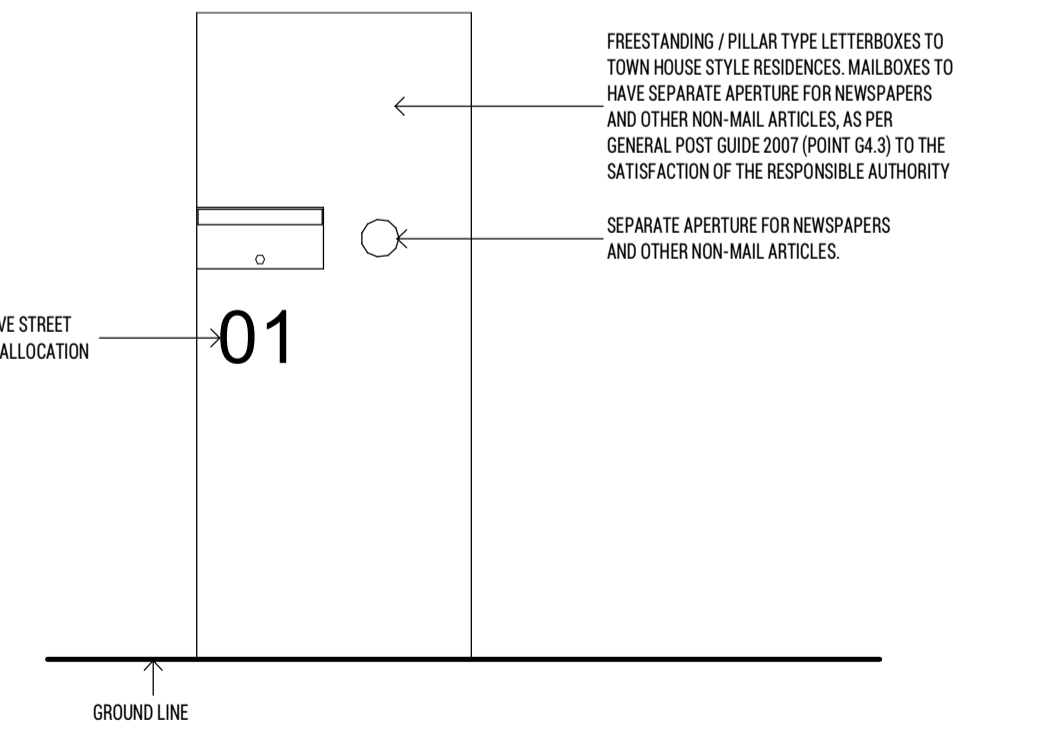


**9 FENCE TYPE - F8 SECTION (2100MM)**  
SCALE 1 : 20

**10 FENCE TYPE - F9 SECTION (1950+1500MM)**  
SCALE 1 : 20



**11 MAILBOX TYPE - MAILBOX ELEVATION (SIDE)**  
SCALE 1 : 20



**12 MAILBOX TYPE - MAILBOX ELEVATION (FRONT)**  
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.

**APPROVED SIZE**  
WIDTH (LEFT TO RIGHT) AT LEAST 230 MM  
DEPTH (FRONT TO BACK) AT LEAST 330 MM  
HEIGHT AT LEAST 160 MM  
AT LEAST 230 MM ± 30 MM AT LEAST 130 MM ABOVE INTERNAL BASE 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 UNIMPEDDED ACCESS TO THE DELIVERY APERTURE. THE TABLE SHOWS THE LOCATION REQUIREMENTS FOR MAIL BOXES DEPENDING ON THE TYPE OF PREMISES.

**TYPE OF PREMISES**  
SINGLE RESIDENTIAL OR COMMERCIAL PREMISES

**APPROVED LOCATION**  
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**  
PREMISES WITH MULTIPLE DELIVERY POINTS

**BOTH MAIL BOXES AT A COMMON POINT AT THE JUNCTION OF THE DRIVEWAY WITH THE ROAD.**  
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.

Revision			Issued By
No.	Date	Notes	
1	20.12.16	ISSUED FOR RTA APPLICATION	JK

Title  
**FENCE TYPES & MAILBOXES**

Sheet Status  
**TOWN PLANNING  
NOT FOR CONSTRUCTION**

Sheet No.  
**TP360**

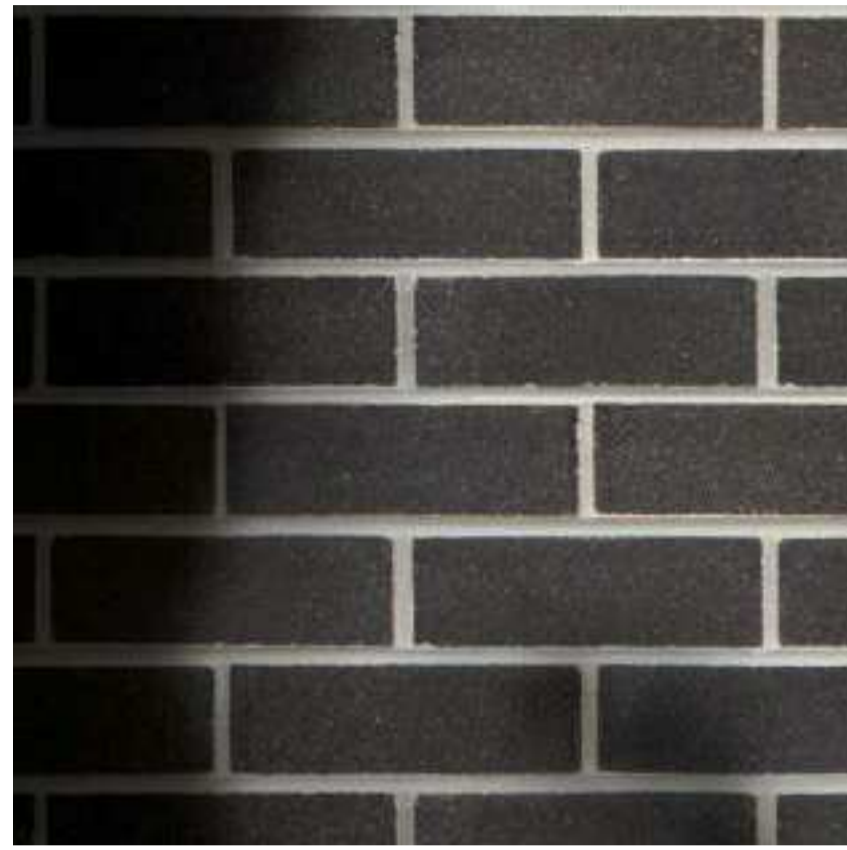
Scale  
**As indicated** at A1

Date  
**20.12.16**

Revision  
**-**

Project No.  
**19365**

# ARCHITECTURAL EXTERNAL FINISHES SCHEDULE



1. **BR01:** FACEBRICK - DARK BROWN



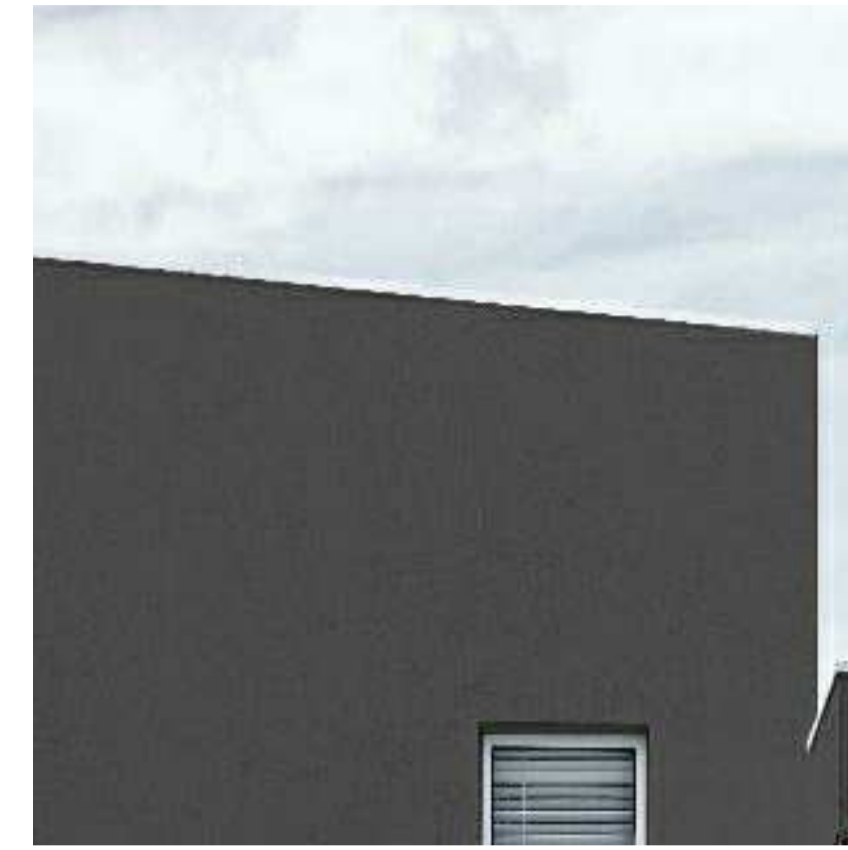
2. **BR02:** FACEBRICK - BROWN



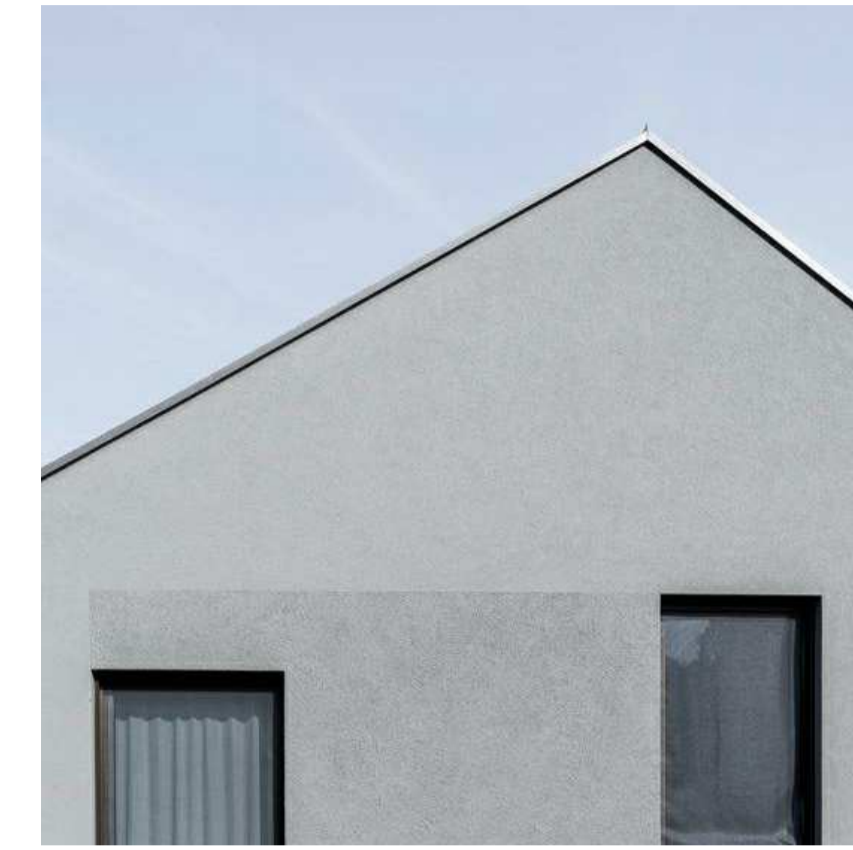
3. **AF01:** APPLIED FINISH - WHITE



4. **AF02:** APPLIED FINISH - GREY



5. **AF03:** APPLIED FINISH - DARK GREY



6. **AF04:** APPLIED FINISH - LIGHT GREY



7. **TF01:** TIMBER LOOK PANEL



8. **SC01:** TIMBER LOOK SCREENING



9. **MT01:** VERTICAL FENCE - DARK GREY



10. **MT02:** APPLIED FINISH - LIGHT BROWN



11. **MT03:** APPLIED FINISH - DARK GREY



12. **GL01:** GLAZING - CLEAR

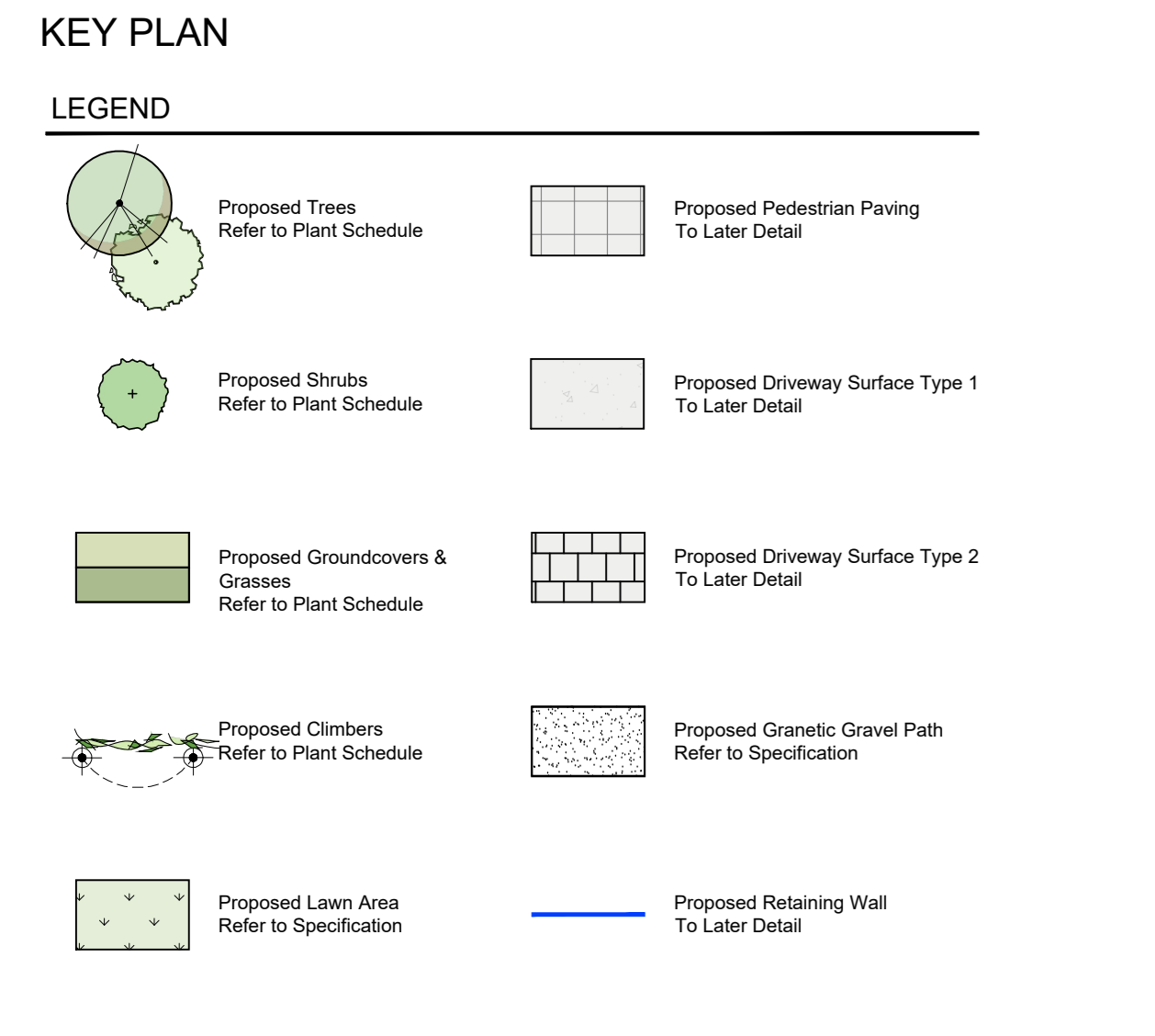
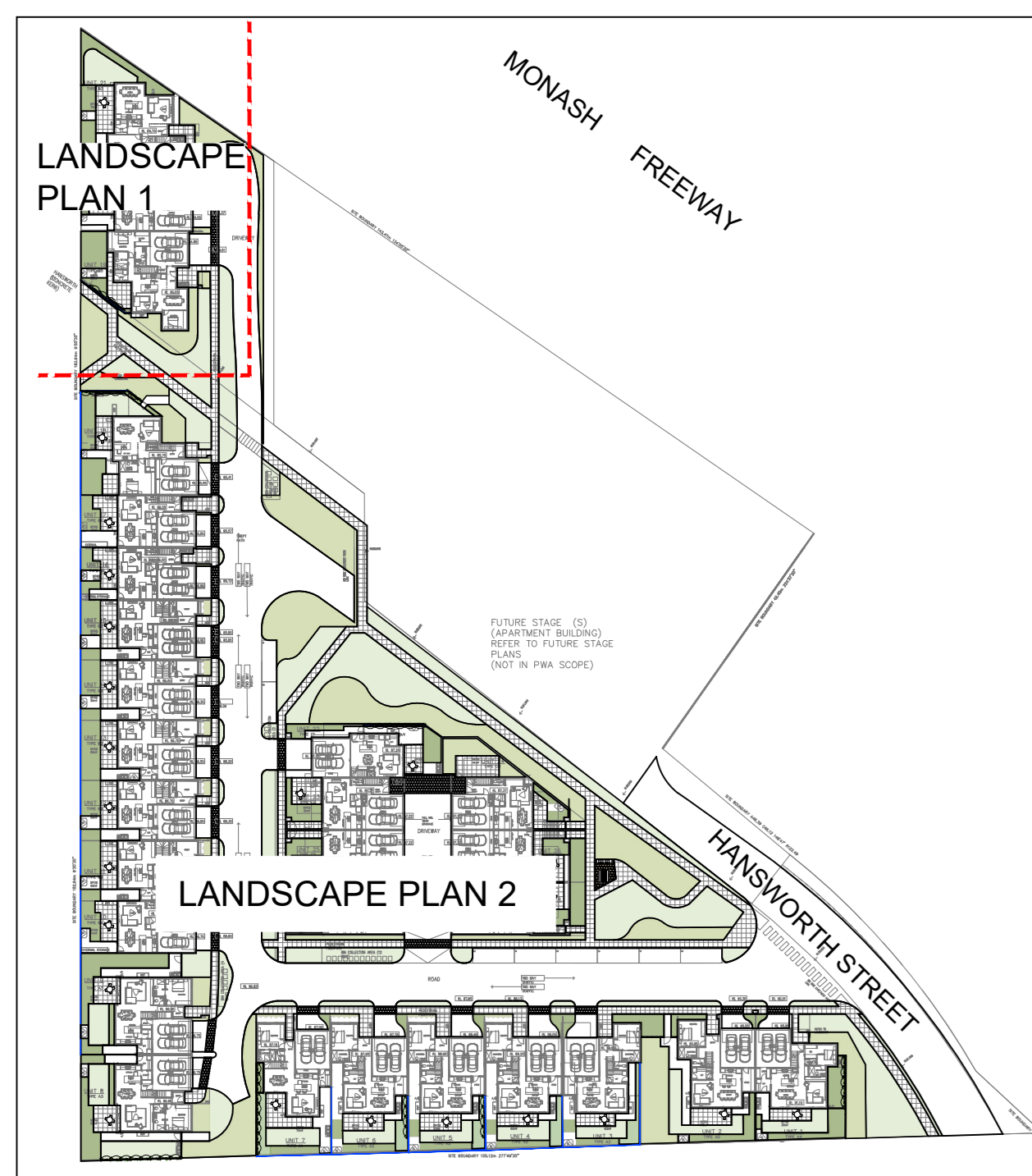


13. **GL02:** GLAZING - OBSCURED

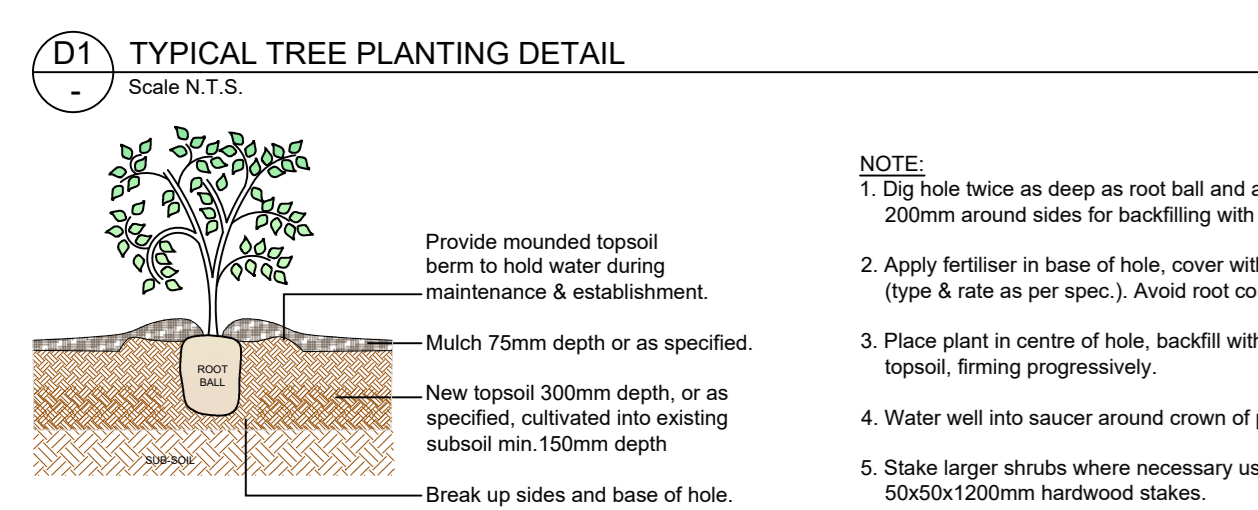
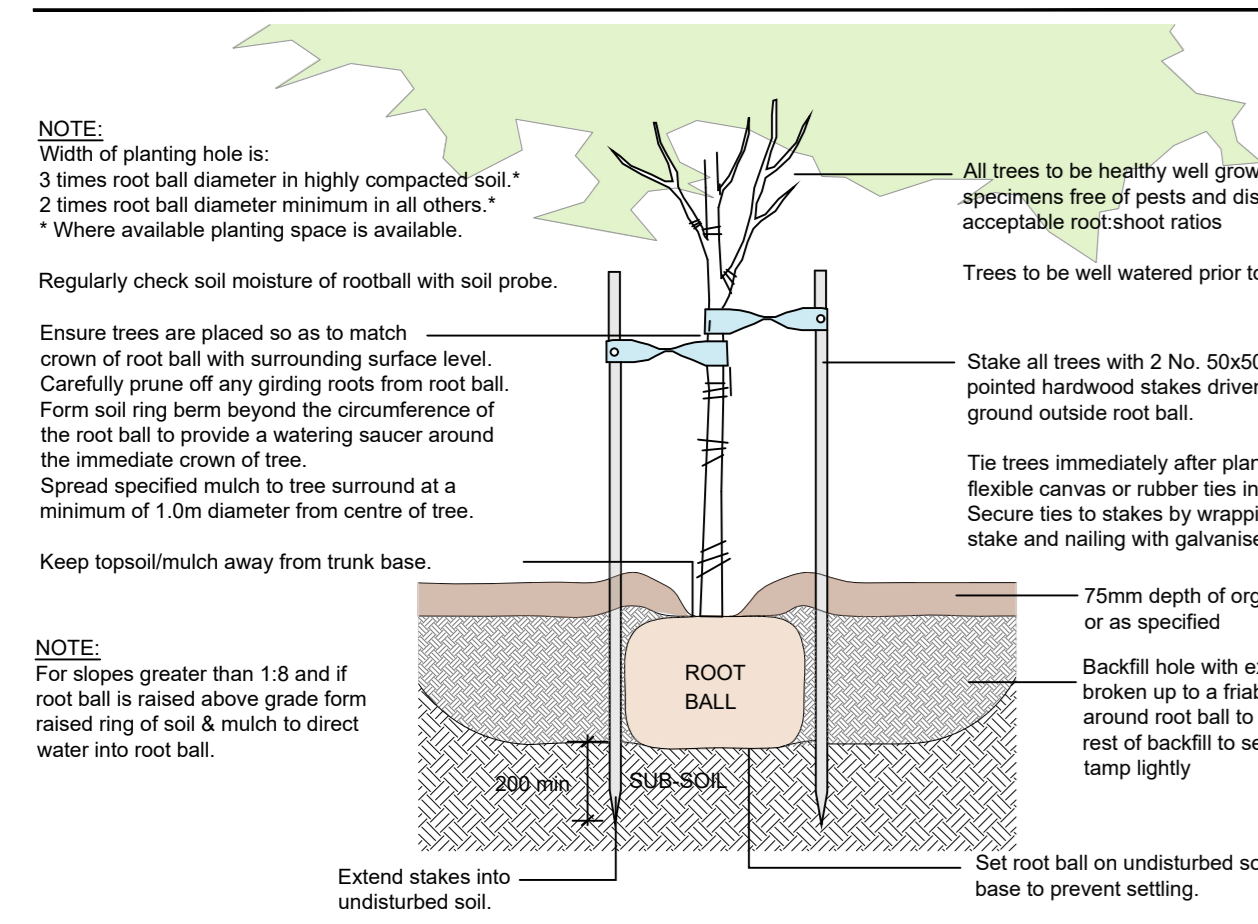


14. **TB01:** TIMBER PALING FENCE





**TYPICAL PLANTING DETAILS**



**SPECIFICATION NOTES**

**Soil Preparation:** Crushed rock, concrete splage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-vegetative areas. All trees to be removed shall be stumped and all rubbish/vegetative soil to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

**Soil:** No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

**Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (loamy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared subbase which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, to the appropriate depth and cultivated into the existing soil to a minimum depth of 100mm.**

**Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.**

**Weed Removal:** All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stumped. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

**Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.**

**Planting:** Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly watered through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

**Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-circumfered tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.**

**LANDSCAPE PLAN 1**

**PLANT SCHEDULE**

SYM	BOTANICAL NAME	COMMON NAME	DIE IN EXH	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
<b>TREES</b>						
Am	Acacia melanoxylon	Blackwood	EN	12-15 x 6m	50cmV2.0mH	19
BUR	Brachyctenon acrocarpum	Jerrilderie Red Brachyctenon	EN	8 x 6 m	50cmV2.0mH	14
Cc	Corymbia citrifolia	Lemon-scented Gum	EN	15-20 x 10-12m	50cmV2.0mH	11
Cf	Corymbia ficifolia	Red Flowering Gum	EN	12 x 8m	50cmV2.0mH	8
Er	Eucalyptus radiolata	Blackberry Bush	EN	9 x 4m	50cmV2.0mH	4
Es	Eucalyptus scoparia	Wallagoola White Gum	EN	10-12 x 6-8m	50cmV2.0mH	10
Ti	Triticaspis laurina	Karoola/Walker Gum	EN	8 x 5m	50cmV2.0mH	17
						<b>TOTAL 83</b>
<b>SHRUBS</b>						
Aa	Acacia acacioides	Gold Dust Wattle	EN	1.5-2 x 2-4m	200mm pot	
Bs	Buraria spinosa	Sweet Buraria	EN	2.6 x 2-3m	200mm pot	
Ca	Correa alba	White Correa	EN	1.1-1.5 x 1-1.5m	200mm pot	
Cc	Correa reflexa	Common Correa	EN	1 x 1 m	200mm pot	
Op	Olearia philippopappa	Dusty Daisy-bush	EN	1.5 x 1.5m	200mm pot	
Pm	Philotheca myoporoides	Yax Flower	EN	1.5 x 1.5m	200mm pot	
Pa	Phacelia argentea	Silver Phacelia	EN	1.1 x 1.5m	200mm pot	
SaS	Strydom australis 'Select Form'	Select Lilybush	EN	3.5 x 1.2m	200mm pot	
						<b>TOTAL</b>
<b>GROUNDCOVERS &amp; GRASSES</b>						
ABB	Anigozanthus 'Bush Blitz'	Kangaroo Paw	EN	0.7 x 0.4m	140mm pot	
Cs	Chrysosplenium semiospissum	Clustered Everlasting	EN	0.5-0.6 x 0.5-1m	140mm pot	
DUR	Dianella monstata 'Lutea Ref'	Lutea Blue Lily	EN	0.3-0.4 x 0.3m	140mm pot	
DI	Dianella formicaria	Tasman Flax Lily	EN	0.6-1.5 x 0.5-2m	140mm pot	
LI	Lomandra longifolia	Spry-headed Mat-rush	EN	1 x 1-1.5m	140mm pot	
Mc	Mitrasacme caerulea	Fringed Heath Myrtle	EN	0.8 x 1.5m	140mm pot	
Mp	Myoporum parvifolium	Creeching Boboetia	EN	0.2 x 1.3m	140mm pot	
Pp	Platanus occidentalis	Long-leaf Purple Flag	EN	0.3 x 0.5m	140mm pot	
Pm	Poa montana	Velvet Tussock Grass	EN	0.3 x 0.4m	140mm pot	
						<b>TOTAL</b>
<b>CLIMBERS</b>						
Av	Aphanopetalum retiosorum	Gum Vine	EN		Climber	140mm pot
Cm	Clematis integrifolia	Small-leaved Clematis	EN		Twinning Climber	140mm pot
Hv	Hardenbergia violacea	False Sarsaparilla/Purple Cori	EN		Climber/Scrambler	140mm pot
Pp	Pandorea pandorana	Wonga Wonga Vine	EN		Twinning Climber	140mm pot
						<b>TOTAL</b>

\* Exotic, native or indigenous Plant to the Monash area - all stock is to be sourced from local provenance.

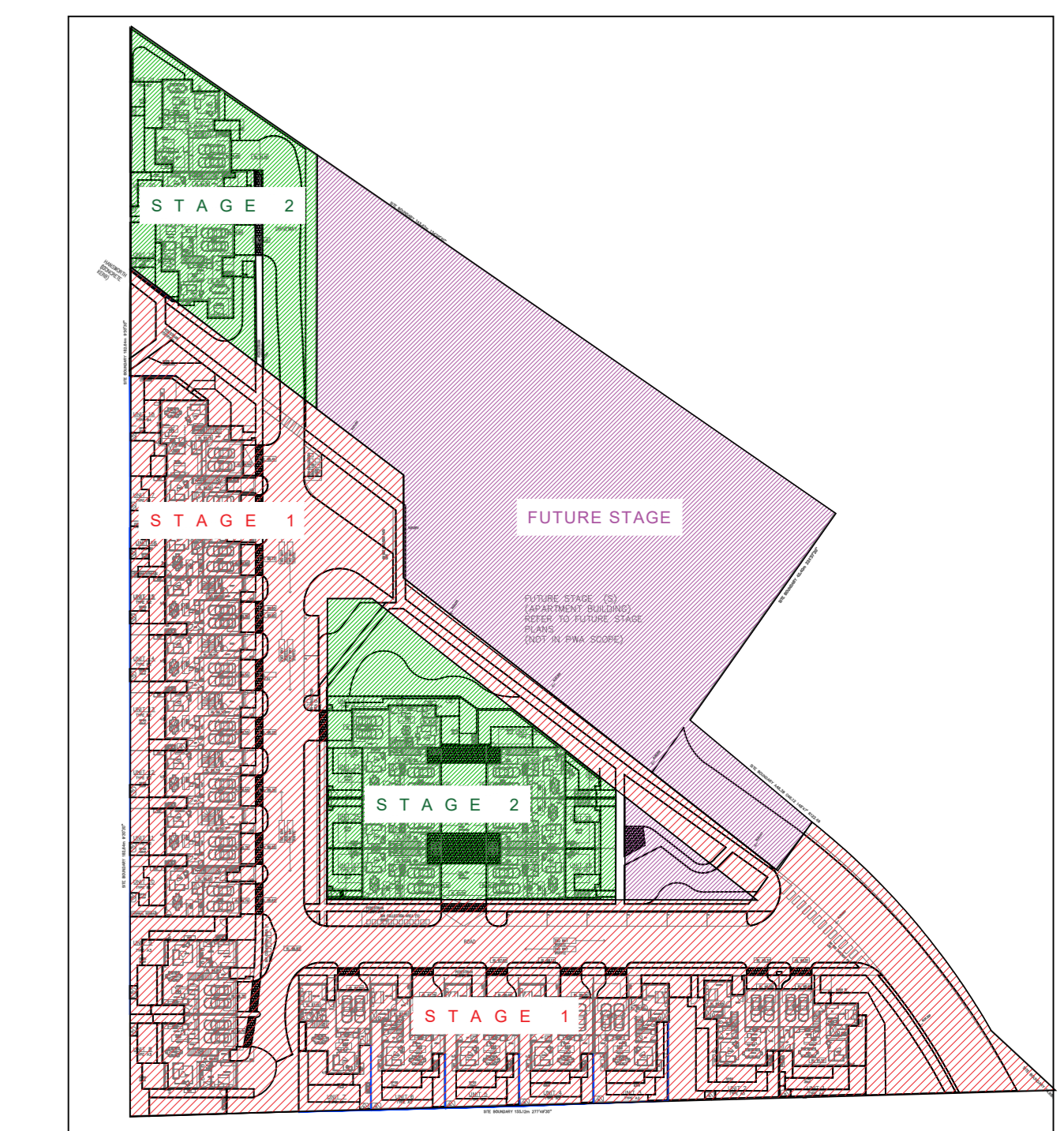


**LANDSCAPE PLAN 2**

**Repair/Restoration of damaged Nature-strips:** Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted. Grass and turf is to be allowed to dry out between cutting and laying. Turf should be laid in a staggered pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

**Lawn - Turf:** 'Suphine' Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a staggered pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

**Plant Establishment Period:** There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment of the landscape shall be the responsibility of the contractor by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-planting and replacement of any plants that fail with plants of the same species and size.



**STAGING PLAN**

FUTURE STAGE (S)  
(APARTMENT BUILDING)  
REFER TO FUTURE STAGE  
PLANS  
(NOT IN PWA SCOPE)

### DRAFT PERMIT CONDITIONS

PERMIT APPLICATION NO	TPA/45451
LAND	149 Hansworth Street, Mulgrave

#### WHAT THE PERMIT ALLOWS

The permit allows:

- The staged development of two residential apartment towers (including podium) of 9 and 10 stories in total height and associated landscaping and works and of ~~30-28~~ two ~~or three~~ storey townhouses and associated landscaping and works

in accordance with the endorsed plans.

#### CONDITIONS

1. Before the development of each stage starts, ~~three copies of~~ amended plans of that stage drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit.

The plans for Stage 1 must be generally in accordance with the plans substituted for the application plans at the VCAT hearing in P2277/2016, but modified to show:

- (a) The details of the pedestrian footpath required by condition 3.
- (b) 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.
- (c) 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.
- (d) 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.~~
- ~~(e) 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.~~

- ~~(e)~~(e) 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

Formatted: Font: Bold

fencing treatment on that part of the western boundary alongside Hansworth Street).

- ~~(g) A general signage plan, including providing directional signage for the residential entries for the towers.~~
- ~~(h) Full detail of ramp grades designed to provide no greater than a grade of 1 in 4 and a minimum of a 2.0 metre transition between different sections of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sag grade change).~~
- ~~(i) The apartment car park circulation ramps redesigned to accommodate simultaneous B99 and B85 vehicle paths in opposing directions along each ramp, in accordance with section 4.2 of the traffic assessment report and the Australian Standard for Off Street Car Parking, AS/NZ 2890.1.~~
- (f) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.
- ~~(k) Details of the bicycle parking in accordance with the design standards (including signage) required by clause 52.34 of the Scheme.~~
- (g) A detailed plan of the access to the southern end of Hansworth Street, including threshold treatment, in accordance with Council's standards.
- ~~(m) All apartment visitor parking spaces shown at the car park entry level and clearly marked.~~
- ~~(n)~~(h) 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.
- ~~(o)~~(i) The proposed townhouses ~~20~~, 17, 16 and 10 each modified by deleting the top level ~~bedroom closest to the western boundary.~~
- ~~(p)~~(j) 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.
- ~~(q)~~(k) 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.
- ~~(r)~~(l) 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.
- ~~(s)~~(m) Full details as required by the endorsed Waste Management Plan.
- ~~(t) Full details including as to materials as required by the endorsed Acoustic Plan.~~

~~(u)~~ Full details as required by the endorsed Wind Assessment Report.

~~(v)~~(n) Full details as required by the endorsed Public Lighting Plan for this stage.

~~(w)~~(o) Full details as required by the endorsed Sustainability Management Plan for this stage.

(p) Provision for the removal of drains within the existing easements on the Land and the creation of new drains in accordance with Council's standards and specifications.

~~(x)~~(q) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.

The plans for Stage 2 must be generally in accordance with the plans substituted for the application plans at the VCAT hearing in P2277/2016, but modified to show:

(r) 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.

(s) 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.

(t) A complete set of detailed elevation drawings showing all windows, doors, balconies and the like

(u) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.

(v) The proposed townhouse 20 modified by deleting the top level.

(w) 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.

(x) Full details including as to materials as required by the endorsed Acoustic Plan.

(y) Full details as required by the endorsed Public Lighting Plan for this stage.

(z) Full details as required by the endorsed Sustainability Management Plan for this stage.

Amended plans for Stage 3 must be generally in accordance with the plans substituted for the application plans at the VCAT hearing in P2277/2016, but modified to show:

(aa) 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.

Formatted: Indent: Left: 0 cm, Hanging: 1 cm, No bullets or numbering

Formatted: Not Highlight

- (bb) A general signage plan, including providing directional signage for the residential entries for the towers.
- (cc) Full detail of ramp grades designed to provide no greater than a grade of 1 in 4 and a minimum of a 2.0 metre transition between different sections of ramp or floor for changes in grade in excess of 12.5% (summit grade change) or 15% (sas grade change).
- (dd) The apartment car park circulation ramps redesigned to accommodate simultaneous B99 and B85 vehicle paths in opposing directions along each ramp, in accordance with section 4.2 of the traffic assessment report and the Australian Standard for Off Street Car Parking, AS/NZ 2890.1.
- (ee) Compliance with the design standards of 52.06-8 for all car parking areas provided on or to the Land.
- (ff) Details of the bicycle parking in accordance with the design standards (including signage) required by clause 52.34 of the Scheme
- (gg) All apartment visitor parking spaces shown at the car park entry level and clearly marked.
- (hh) Full details including as to materials as required by the endorsed Acoustic Plan.
- (ii) Full details as required by the endorsed Wind Assessment Report.
- (jj) Full details as required by the endorsed Public Lighting Plan for this stage.
- (kk) Full details as required by the endorsed Sustainability Management Plan for this stage.

Formatted: Not Highlight

Formatted: Indent: Left: 0 cm, Hanging: 1 cm

All to the satisfaction of the responsible authority.

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Prior to occupation of Stage 1 of the development:
  - (a) 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).
  - (b) The 6.0m wide reserve must accommodate:
    - (i) a pedestrian footpath generally of a 2.5m width through the Land designed in accordance with Council's standards and specifications, in particular:

- (A) a width of no less than 1.5m;
  - (B) 125mm concrete paving depth plus 50mm consolidated depth of fine crushed rock bedding;
  - (C) all concrete paving to be N32 (minimum) strength grade;
  - (D) maximum crossfall of 1:40 (2.5%);
  - (E) contraction joints as per Council's standard (drawing C07);
  - (F) light broom finish across path;
  - (G) footpath to generally match existing levels; and
  - (H) 100mm topsoil and seeded with backfill either side of path.
- (ii) pedestrian crossings/priority across internal roadways;
  - (iii) integrated landscaping elements adjoining the pedestrian path;
  - (iv) integrated public lighting; and
  - (v) fencing and retaining wall details.
- (c) 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).
  - (d) 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.
4. Prior to the commencement of any works, use and development and for the usage of the land to be changed for a sensitive use (Residential) permitted by this permit for the land:
- (a) A preliminary site assessment of the land must be conducted by a suitably qualified professional appointed as an environmental auditor under the Environment Protection Act 1970 at the cost of the permit holder.
  - (b) A report setting out the findings of the preliminary site assessment, to the satisfaction of the Responsible Authority, must be submitted to the Responsible Authority.
5. If the Responsible Authority, having regard to the preliminary site assessment, considers that further assessment of potential contamination is required:
- (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
  - (b) An environmental auditor appointed under the Environment Protection Act 1970 must make a Statement in accordance with Part

IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Three copies of the Certificate of Environmental Audit or the Statement of Environmental Audit and the audit area plan must be submitted to the Responsible Authority.

6. The development and/or use allowed by this permit must strictly comply with the directions and conditions of the Environment Protection Act 1970 and, if one has been prepared, with the conditions on the Certificate or Statement of Environmental Audit.
7. In the event that a Statement has been prepared pursuant to condition 5 of this permit, a Section 173 Agreement under the Planning and Environment Act 1987 must be entered into between the owner of the Land and the Responsible Authority at the full cost of the owner and prior to the occupation of any dwelling on the Land.
8. Prior to the ~~use of the land permitted by this permit~~, issue of a Certificate of Occupancy under the Building Act 1993 for each Stage and certification/issue of a statement of compliance under the Subdivision Act 1988 a letter must be submitted to Council prepared by an Environmental Auditor appointed by the Environment Protection Authority under the Environment Protection Act 1970 to verify that the conditions attached to any Statement of Environmental Audit issued for the Land pursuant to this permit for that particular Stage have been satisfied.

A copy of the certificate or statement of Environmental Audit issued for the land must be provided to each owner, under a covering letter which draws attention to any conditions or directions on the Certificate or Statement of Environmental Audit.

9. Prior to the commencement of works in each Stage-on the site, the owner shall prepare a Waste Management Plan for that Stage, which requires for the collection and disposal of garbage and recyclables for all ~~uses-dwellings~~ within that stage on the site by private contractor. The Waste Management Plan shall provide for:
  - (a) The method of collection of garbage and recyclables for uses;
  - (b) Designation of methods of collection by private services;
  - (c) Waste collection via the laneway adjacent to the northern boundary;
  - (d) Appropriate areas of bin storage on site and areas for bin storage on collection days;
  - (e) Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;
  - (f) Litter management.

A copy of this plan must be submitted to and approved by the Responsible Authority. Once approved the Waste Management Plan will be endorsed to form part of the permit.

10. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.
11. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
12. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.
13. A landscape plan for each Stage prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of ~~any work~~that Stage. The plan must be generally in accordance with the John Patrick plan but modified to show:-
  - (a) The changes required by condition 1 of this permit.
  - (b) Full details of all soft and hard landscaping to soften the appearance of the development, including to the podium between the two residential towers.
  - (c) The landscaping treatment of the podium communal area.
  - (d) Schedule of all proposed trees, shrubs, creepers and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material. The choice of trees species shall include avoiding particularly tall trees being planted in the existing easement area alongside the Blue Cross aged care facility or in the new podium communal area.
  - (e) Provision of appropriate species suited to low water use and low ongoing maintenance.
  - (f) Detail of growing medium, irrigation and drainage of planter boxes and planting within confined spaces.
  - (g) The extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site.

When approved the plan will be endorsed and will then form part of the permit.

14. Before the occupation ~~of the buildings~~of each Stage allowed by this permit, landscaping works as shown on the endorsed plans for that particular Stage



must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

15. Before the ~~use and~~ development of each Stage permitted starts, areas set aside for parked vehicles and access lanes for that particular Stage as shown on the endorsed plans must be:
  - (a) constructed to the satisfaction of the Responsible Authority;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
  - (d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
  - (e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

16. The layout of the development shall generally follow the Design Standards for car parking set out in Clause 52.06-8 of the Monash Planning Scheme.
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.
18. Car parking within the development must be allocated as follows:
  - (a) Provision of no less than 1 car space to each one or two bedroom dwelling.
  - (b) Provision of no less than 2 car spaces to each three or more bedroom dwelling.
  - (c) Provision of residential visitor car parking within common property.

Any future subdivision of the development must provide for car parking in accordance with the above-mentioned requirement on Title to the satisfaction of the Responsible Authority.

19. Stormwater discharge is to be detained on site to the predevelopment level of peak stormwater discharge. Approval of any detention system is required by the City of Monash prior to works commencing.
20. Before the development of each Stage starts, a site layout plan for that Stage drawn to scale and dimensioned must be approved by the Responsible Authority.

The plans must show a drainage scheme providing for the collection of stormwater within the site-Stage and for the conveying of the stormwater to the nominated point of discharge.

21. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from driveways onto the footpath. Such a system may include either:-
  - (a) trench grates (150mm minimum width) located within the property; and/or
  - (b) shaping the driveway so that water is collected in a grated pit on the property; and/or
  - (c) another Council approved equivalent.
22. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.
23. Before the development of any stage starts, a construction management plan for that particular stage must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
  - (a) measures to control noise, dust and water runoff;
  - (b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
  - (c) the location of where building materials are to be kept during construction;
  - (d) the location of site services and constructions sheds;
  - (e) site security;
  - (f) maintenance of safe movements of vehicles to and from the site during the construction phase;
  - (g) the provision of car parking for vehicles associated with construction of the development;
  - (h) wash down areas for trucks and vehicles associated with construction activities;
  - (i) cleaning and maintaining surrounding road surfaces;
  - (j) a requirement that construction works must only be carried out during the following hours:
    - (i) Monday to Friday (inclusive) – 7.00am to 6.00pm;
    - (ii) Saturday – 9.00am to 1.00pm;

- (iii) Saturday – 1.00pm to 5.00pm (only activities associated with the erection of buildings. This does not include excavation or the use of heavy machinery.)

#### Wind Assessment report

- 24. Before the plans for Stage 3 are endorsed, a Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment Report will be endorsed and will form part of this permit. The amended Wind Assessment Report must:
  - (a) reflect the plans to be submitted under condition 1 of this permit;
  - (b) include wind tunnel modelling to verify the conclusions in the assessment;
  - (c) details of the type, size and density of foliage of trees used to mitigate wind impacts; and
  - (d) confirm that the balcony areas provided to dwellings will fulfil the sitting criteria.
- 25. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Formatted: Not Highlight

#### Acoustic report

- 26. Before the plans of Stages 2 or 3 are endorsed, an amended Acoustic Report for the applicable Stage 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 but modified to:
  - (a) reflect the plans to be submitted under condition 1 of this permit;
  - (b) recommend all measures necessary to protect all dwelling occupants and nearby occupants from noise generated from the mechanical plant equipment and ventilation mechanisms installed or constructed as part of the development (including the lift, residential air conditioner units and commercial plant and equipment);
  - (c) recommend all measures necessary to protect all dwelling occupants within the development from noise associated with the Monash Freeway and which achieves a noise level of 63dB(A) L10 (18 hour) or less, as measured 1 metre out from the façade of all dwellings for a period of at least 10 years after occupation of the permitted development to the satisfaction of VicRoads;
  - (d) detail any required changes to, or describe the further details required to be made to the plans to be submitted under condition 1 of this

permit to limit the noise impacts in accordance with relevant guidelines or acoustic requirements;- and

- (e) describes by means of architectural drawings and engineering specifications how a design life of 40 years will be achieved to the satisfaction of VicRoads,

to the satisfaction of the Responsible Authority.

- 27. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
- 28. On the completion of any works required by the endorsed acoustic report and before the residential use commences of any stage of the of the development, an updated acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority demonstrating that the required level of noise attenuation has been achieved. The report must:
  - (a) confirm compliance with relevant conditions of the permit; and
  - (b) provide measurement data taken from inside the dwellings of the development demonstrating compliance with relevant guidelines or acoustic requirements.

The recommendations and any works contained in the approved acoustic report must be implemented and completed and where there are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

#### **Public lighting plan**

- 29. Prior to the commencement of **any Stage of** the development, a public lighting plan **for that particular stage** must be submitted to and approved by the Responsible Authority. When approved, the public lighting plan will be endorsed and will form part of this permit. The public lighting plan must:
  - (a) confirm that all primary pedestrian access to the Land and within the development will be lit by public lighting installations at least to lighting level P4 as specified in the Australian Standard AS 1125.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements;
  - (b) confirm that any new poles and luminaries required for the development will be sourced from the relevant power authority's standard energy efficient luminaires list and comply with that power authority's technical requirements;
  - (c) confirm that light spillage into the windows of any existing and proposed residences will be avoided or minimised and must comply with the requirements of Australian Standard AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting;

- (d) confirm that the locations of any new light poles will not obstruct vehicular access into private property;
  - (e) include a commitment that the permit holder will ensure (by contacting relevant power authority) that the existing or proposed power supply conforms to “No Go Zone” requirements from the relevant power authority; and
  - (f) confirm the supply/installation of any additional/upgraded lighting, electrical hardware and poles will be funded by the permit holder.
30. The provisions, recommendations and requirements of the endorsed public lighting plan must be implemented and complied with to the satisfaction of the Responsible Authority.
31. Prior to the occupation of any dwelling within any Stage, a fire and emergency management plan for that Stage must be prepared and submitted to the Responsible Authority for approval. Once approved, the fire and emergency management plan will be endorsed. The fire and emergency management plan must include:
- (a) Emergency egress from all areas of the Land below ground level.
  - (b) Details required by the relevant fire authority.
- to the satisfaction of the Responsible Authority.
32. The provisions of the endorsed fire and emergency management plan must be implemented and complied with to the satisfaction of the Responsible Authority.

#### **Sustainable Management Plan**

33. Concurrent with the endorsement of any plans of any Stage, a Sustainable Management Plan (SMP) for that particular Stage must be submitted to and approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority. The report must include, but is not limited to, the following:
- a Demonstration of how ‘best practice’ sustainability measures have been addressed, having regard to the relevant aspects of Clause 21.13 of the Planning Scheme.
  - b Identify relevant statutory obligations, strategic or other documented sustainability targets or performance standards.
  - c Document the means by which the appropriate target or performance is to be achieved.
  - d Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.

- e Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
- f Any relevant requirements of the Condition 1 sub-clauses hereof.

All works must be undertaken in accordance with the endorsed Sustainability Management Plan to the satisfaction of the Responsible Authority. No alterations to the endorsed Sustainable Management Plan may occur without written consent of the Responsible Authority and (to the extent material and necessary) any relevant flow-on changes to the design response must be also incorporated into the endorsed architectural plans.

~~134. 34.~~ Prior to the occupation any of the dwellings approved under this permit, a report from the author of the endorsed Sustainable Management Plan (or similarly qualified person or company) must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that (in relation to those relevant completed dwellings ready for occupation) all measures specified in the Sustainable Management Plan have been implemented in accordance with the approved plan.

**Formatted:** Normal, Space After: 6 pt, Line spacing: Multiple 1.08 li, Outline numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Tab after: 1 cm + Indent at: 1 cm

#### EXPIRY OF PERMIT:

~~34.35. 35.~~ In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:

**Formatted:** Normal, Space After: 6 pt, Line spacing: Multiple 1.08 li

- The development is not started ~~before 2 years from the date of issue~~ by 8 November 2021.
- The development is not completed ~~before 6 years from the date of issue~~ by 8 November 2024.

In accordance with section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

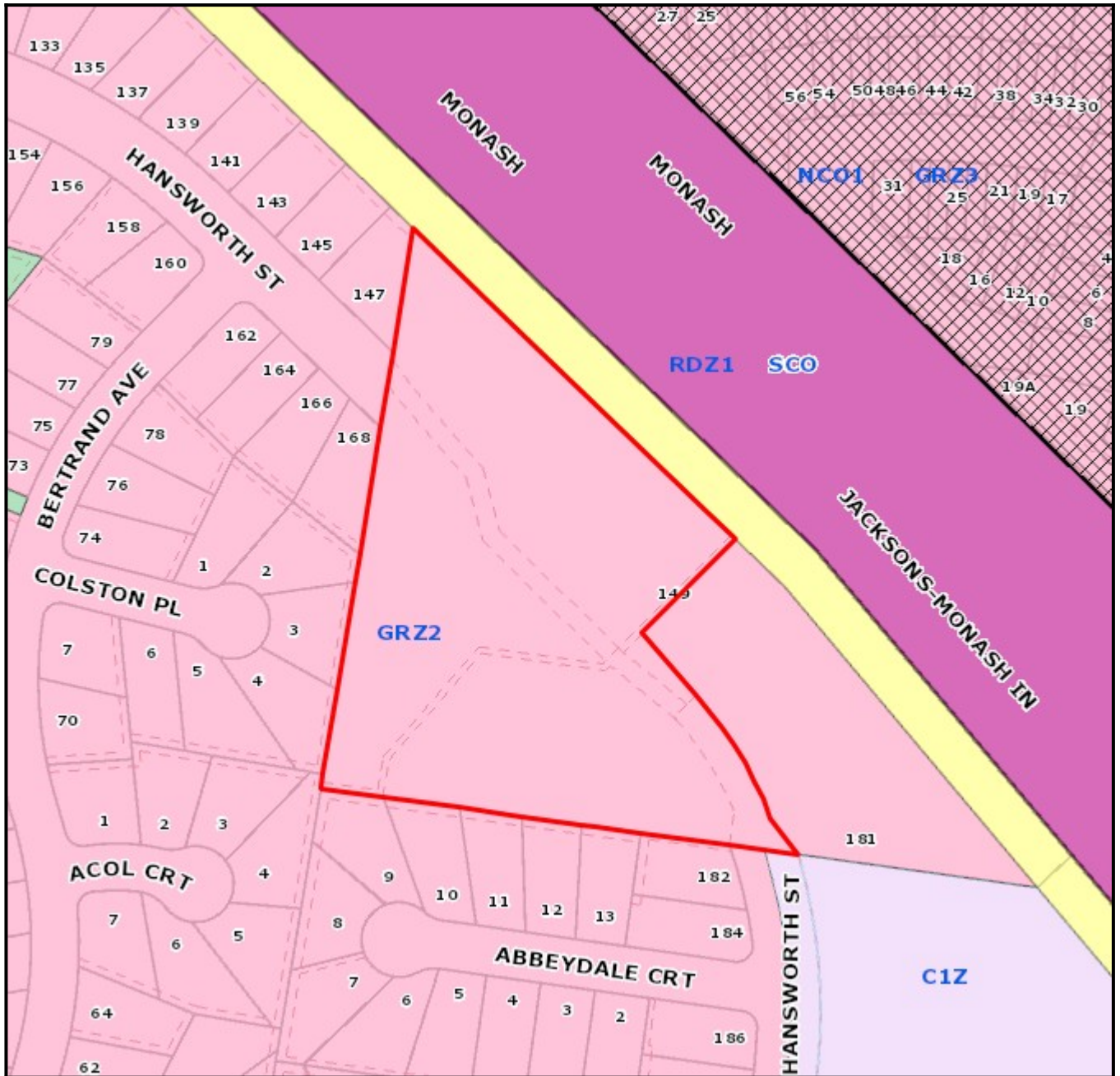
– End of conditions –

Attachment 2: 149 Hansworth Street, Mulgrave





# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**


1:2000

**Address:** 149 Hansworth Street MULGRAVE VIC 3170

**Area:** 16690 sqm

Base data is supplied under Licence from Land Victoria. This map is for general use only and may not be used as proof of ownership, dimensions or any other status. The information must be verified before taking any action which may be affected by a planning scheme requirement. This can be done by visiting the website: <http://services.land.vic.gov.au/landchannel/content/>

The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.