

PLANNING AND
ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

-- DEC 2016

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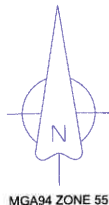
TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD
STAGE 2
TOWN PLANNING

e+mc²

INDEX

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NOTES

THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR EMC TWO AND IS NOT TO BE REPRODUCED FOR USE BY PARTIES OTHER THAN THE ABOVE MENTIONED WITHOUT THE PRIOR WRITTEN CONSENT OF CHARTER KECK CRAMER.

THIS PLAN IS OF AN IDENTIFICATION/ RE-MARK SURVEY ONLY, AND AS SUCH IS NOT EXAMINED BY THE REGISTRAR OF TITLES. SUBSEQUENT EXAMINATION OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THE PLAN OR CHANGES TO SITE CONDITIONS SINCE THE DATE OF SURVEY ARE BEYOND THE CONTROL OF CHARTER KECK CRAMER WHO ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES OR CHANGES.

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF A PROPERTY ENDOCH ONTO THE SUBJECT SITE THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS. FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES UNTIL THESE ISSUES HAVE BEEN RESOLVED.

ALL NOTES SHOWN HEREON ARE AN IMPORTANT AND INTEGRAL PART OF THIS PLAN, MUST REMAIN ON THE PLAN AND BE READ IN CONJUNCTION WITH THE PLAN DETAIL.

SERVICES

SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY AND CANNOT BE GUARANTEED FOR CORRECTNESS OR COMPLETENESS. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF FURTHER SERVICES AND DETAILED LOCATION OF ALL SERVICES.

LEGEND

E	electricity pit	bk	back of kerb
EP	electricity pole	ik	invert of kerb
ELP	electric pole & light	lk	lip of kerb
DP	drainage pit	tk	top of kerb
dp	down pipe	r	ridge
FH	fire hydrant	u/s	underside spout
GP	grated pit	e	eave
GM	gas meter	s	window sill
GV	gas valve	h	window head
JP	junction pit	p	parapet wall
LP	light pole	tf	top of fence
PU	pit unclassified	tb	top of building
SEP	side entry pit	fw	top of wall
SP	sewer pit	FL	floor level
SU	sewer unclassified	Ht	Height of tree/pole
SV	stop valve		
sp	sprinkler		
S	sign		
T	tap		
Tel	telecomm's pit		
TP	telecomm's pillar		
V	sewer vent		
WM	water meter		
WU	water unclassified		

— SITE/TITLE BOUNDARY

□ DENOTES 1.83m WIDE DRAINAGE AND SEWERAGE EASEMENT FROM LP26098

□ DENOTES PROPOSED CARRIAGEWAY EASEMENT IN FAVOUR OF LOT 1

UNDERGROUND SERVICES-ELS LOCATED

SW	Stormwater
D	Concrete Spool Drain
OHE	Electricity (Overhead)
S	Sewerage
T	Telstra
W	Water

Rev.	Date	Description	Int.
Project			
182 BURWOOD HIGHWAY BURWOOD			
Client			
EMC TWO			
Title			
TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY			
Title Description			
Certificate of Title:			
Last Plan Reference:			
Parish:			
NUNAWADING			
Crown Allotment:			
Crown Portion:			
Survey datum:			
MGA94 ZONE 55			
Level datum:			
AHD from MelbPos RTK GNSS Observations vide NUNAWADING PM 623, stated RL 71.19M			
Contour interval			
N/A			
Surveyor			
MD			
Date of Survey			
3/12/2015			
Drawn			
MD			
Date			
11/01/2016			
Checked			
MJA			
Surveyors Reference			
30783500			
CAD Reference			
BURWOOD TE - Divestment Lot RFL (Ver 1).dwg			

SHEET 1 OF 1 SHEETS

SCALE	ORIGINAL SCALE	SHEET SIZE
1:50	1:50	A1

CHARTER.
KECK CRAMER
Level 19/8 Exhibition Street, Melbourne Victoria 3000
Telephone 03 8102 8888 www.charterkc.com.au

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UNDERGROUND SERVICES-DIAL BEFORE YOU DIG

SW	Stormwater
E	Electricity
G	Gas
FO	Optic Fibre
S	Sewerage
T	Telstra
C	Telecommunications
W	Water

WARNING AND DISCLAIMER
BEWARE OF UNDERGROUND SERVICES

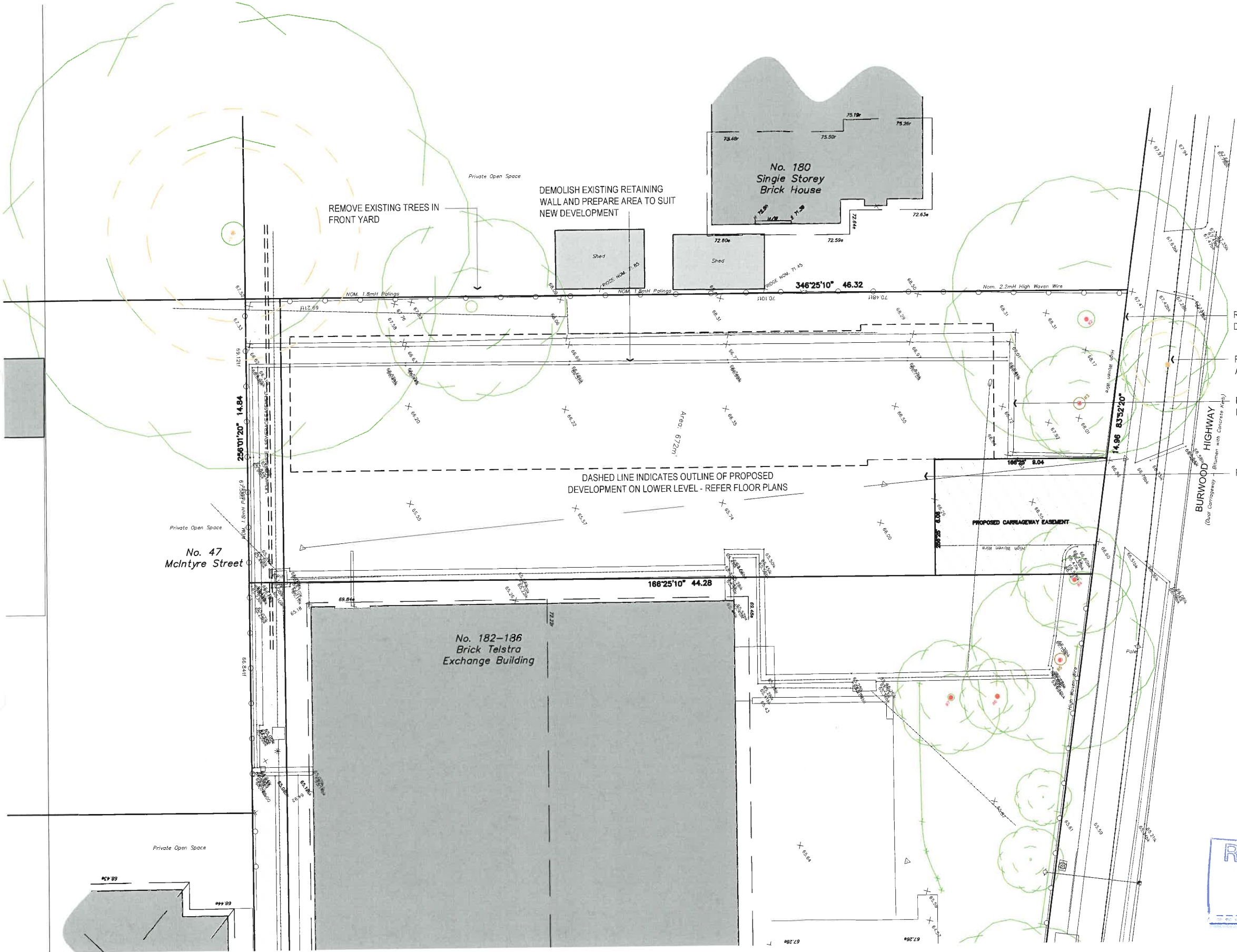
The alignments of underground services plotted in this drawing are approximate only using DBYD information provided. It is the responsibility of the contractor to prove their exact positions and depth prior to works commencing on site. Furthermore, other services may exist of which Charter Keck Cramer are unaware. The information provided hereon should be verified by the relevant Service Authorities.

184 BURWOOD - SITE ANALYSIS		
SITE AREA	SQM NOM. 672	100.0%
SITE COVERAGE	393.0	58.5%
PERMEABLE AREA	170.1	25.3%

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WHITEHORSE PLANNING SCHEME

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- REPLACE EXISTING FENCE TO ALIGN DEVELOPMENT DESIGN WITH FENCE
- REMAIN STREET TREE & PROTECT AS PER REQUIREMENTS
- DEMOLISH EXISTING RETAINING WALL AND PREPARE AREA TO SUIT NEW DEVELOPMENT
- PREPARE AREA TO SUIT NEW DEVELOPMENT

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DEMOLITION LEGEND	
	AREA TO BE DEMOLISHED
	AREA TO BE REFURBISHED

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<div>e+mc²</div> <div>LEVEL 5::11 QUEENS ROAD::MELBOURNE::VICTORIA</div> <div>ACN 165 983 246::ABN 56 165 983 246</div>	REVISIONS:		DATE:	CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION	TOWNHOUSE DEVELOPMENT 184 BURWOOD HWY BURWOOD VIC 3125	EXISTING - SITE & DEMOLITION PLAN					
	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016			CHECKED BY:	-	DRAWN BY:	-	PROJECT NO.:	-
	-					CAD REF:		SCALE:	1:200 @ A3	DERIVED FROM DRAWING No.:	DRAWING No.:
	-							DATE:	MARCH 2016	-	TP 1.1
	-										
	-										



LOCAL AMENITIES (from site)

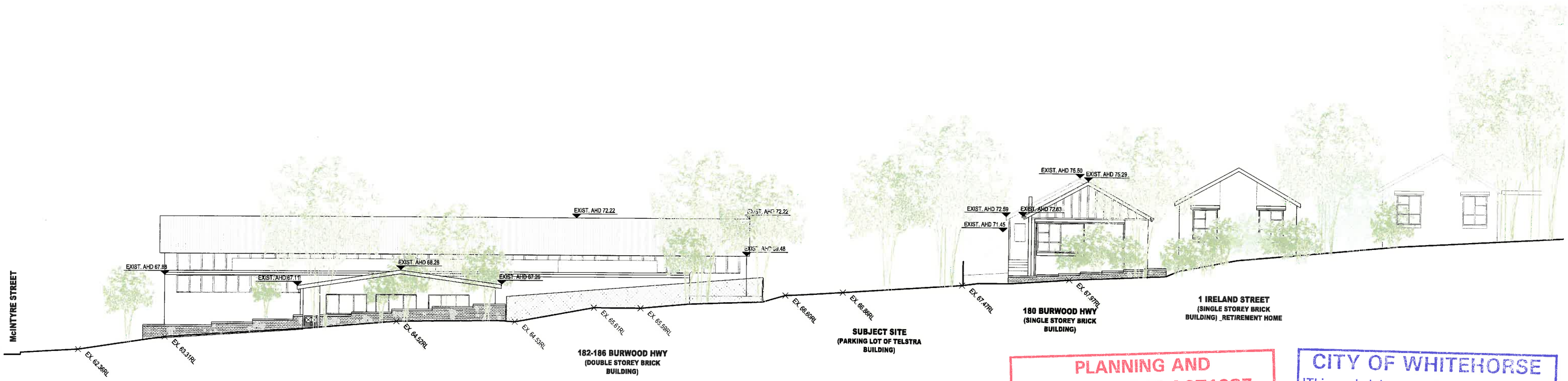
- LOCAL HISTORY PARK 100m
- BENNETTSWOOD RESERVE 390m
- DEAKIN & COMMUNITY CHILDCARE CO-OPERATIVE 660m
- BUS INTERCHANGE STATION 110m
- HUNGRY JACK'S BURWOOD 120m
- DEAKIN UNIVERSITY MELBOURNE BURWOOD 680m
- THE BESEN CENTRE 930m
- UNITED AGEWELL- NANGARE COMMUNITY 40m
- BP PETROL STATION 370m
- SIA BURWOOD MEDICAL CENTRE 440m
- CAFE ENZO 700m
- MOUNT WAVERLEY CITY SOCCER CLUB 1.0km
- LIGHT RAIL STATION ELGAR RD 40m
- ST SCHOLASTICA'S KINDERGARTEN 1.5km
- ST THOMAS ANGLICAN CHURCH 1.05km
- DANCE UNITED SCHOOL OF DANCE 910m
- PRESBYTERIAN LADIES COLLEGE

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	-	ISSUE FOR TOWN PLANNING		28 - 10 - 2016		CHECKED BY:		DRAWN BY:	
						CAD REF:		SCALE: 1:750 @ A3	PROJECT NO: -
								DERIVED FROM DRAWING No:	REVISION NO:
								DATE: MARCH 2016	DRAWING No: TP 1.2



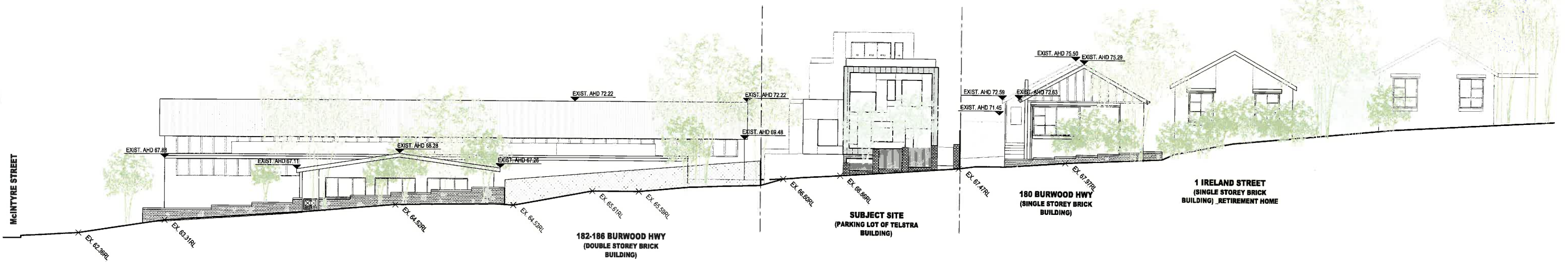
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LOCAL AMENITIES (from site)

- LOCAL HISTORY PARK 100m
- BENNETTSWOOD RESERVE 390m
- DEAKIN & COMMUNITY CHILDCARE CO-OPERATIVE 660m
- BUS INTERCHANGE STATION 110m
- HUNGRY JACK'S BURWOOD 120m
- DEAKIN UNIVERSITY MELBOURNE BURWOOD 680m
- THE BESEN CENTRE 930m
- UNITED AGEWELL- NANGARE COMMUNITY 40m
- BP PETROL STATION 370m
- SIA BURWOOD MEDICAL CENTRE 440m
- CAFE ENZO 700m
- MOUNT WAVERLEY CITY SOCCER CLUB 1.0km
- LIGHT RAIL STATION ELGAR RD 40m
- ST SCHOLASTICA'S KINDERGARTEN 1.5km
- ST THOMAS ANGLICAN CHURCH 1.05km
- DANCE UNITED SCHOOL OF DANCE 910m
- PRESBYTERIAN LADIES COLLEGE 75m
- ASHWOOD SCHOOL 1.04km

DESIGN RESPONSE

- A) maintain 'openness' and landscaping towards Burwood highway
- B) landscaped front setback of 5.9m to enhance streetscape and respect the landscape character of the area
- C) recessed second floor to dwelling 1 to minimise visibility from Burwood Highway
- D) concentrate most of the building mass is towards the existing Telstra building
- E) recessive setbacks to each level to reduce visual bulk and provide articulation
- F) two storey dwelling to the rear of the site to reduce height towards adjoining S.P.O.S areas
- G) Maintain existing access from Burwood highway
- H) rear setback to accommodate sewer easement

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LEVEL 5:11 QUEENS ROAD: MELBOURNE: VICTORIA
ACN 165 983 246: ABN 56 165 983 246

REVISIONS:

1. ISSUE FOR TOWN PLANNING

DATE:

28 - 10 - 2016

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TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125

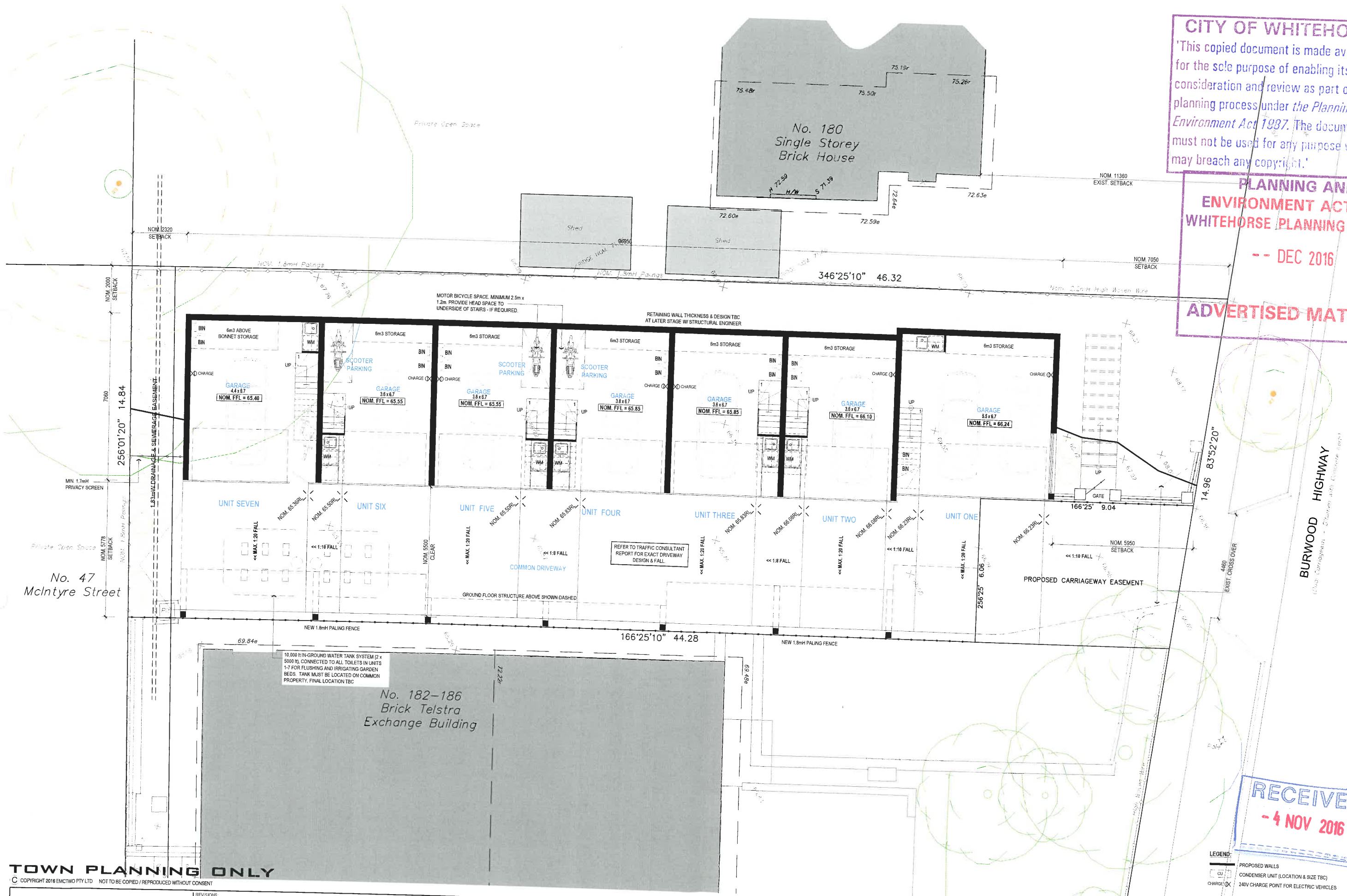
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PROPOSED - DESIGN RESPONSE PLAN

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CAD REF:	SCALE: 1:750 @ A3	DERIVED FROM:	DRAWING No:
	DATE: MARCH 2016		TP 2.0

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REVISIONS	DATE
1. TOWN PLANNING SUBMISSION	28-10-2016

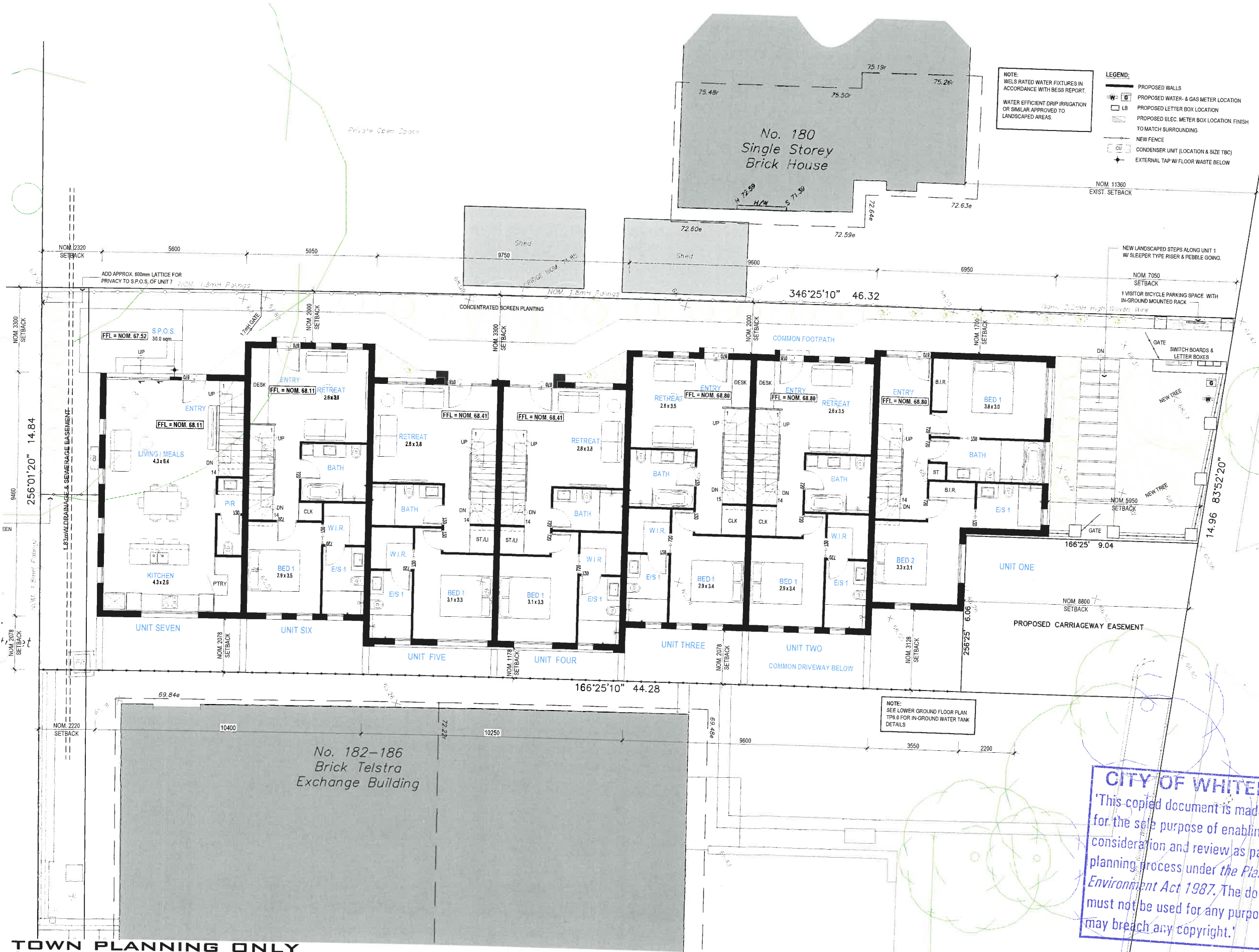
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**TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125**

PROPOSED - LOWER FLOOR PLAN			
CHECKED BY	DRAWN BY	PROJECT NO.	REVISION NO.
CAD REF	SCALE: 1:100 @ A2	DERIVED FROM DRAWING NO.	DRAWN BY
DATE: MARCH 2016			TP 3.0

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LEGEND:
PROPOSED WALLS
CONDENSER UNIT (LOCATION & SIZE TBC)
240V CHARGE POINT FOR ELECTRIC VEHICLES



184 BURWOOD - SITE ANALYSIS			
SITE AREA	SQM		
NOM. 672	100.0%		
SITE COVERAGE	393.0	58.5%	
PERMEABLE AREA	170.1	25.3%	

UNIT ONE (3 BED, 3 1/2 BATH)		SQM
GROUND FLOOR AREA	58.5	
FIRST FLOOR AREA	48.0	
SECOND FLOOR AREA	22.7	
OVERALL LIVING AREA	129.2	
LF - GARAGE/STORAGE	46.2	
FF - BALCONY	10.6	
ROOF - TERRACE	16.5	
(NOTE: AREAS INCLUDE STRUCTURE)		

UNIT TWO+THREE (2 1/2 BED, 3 BATH)		SQM
GROUND FLOOR AREA	51.6	
FIRST FLOOR AREA	38.0	
SECOND FLOOR AREA	26.4	
OVERALL LIVING AREA	116.0	
LF - GARAGE/STORAGE	33.1	
FF - BALCONY	8.5	
SF - BALCONY	8.0	
(NOTE: AREAS INCLUDE STRUCTURE)		

UNIT FOUR+FIVE (2 1/2 BED, 3 1/2 BATH)		SQM
GROUND FLOOR AREA	51.8	
FIRST FLOOR AREA	43.0	
SECOND FLOOR AREA	29.1	
OVERALL LIVING AREA	123.9	
LF - GARAGE/STORAGE	34.4	
FF - BALCONY	8.5	
SF - BALCONY	6.6	
(NOTE: AREAS INCLUDE STRUCTURE)		

UNIT SIX (2 1/2 BED, 3 BATH)		SQM
GROUND FLOOR AREA	51.9	
FIRST FLOOR AREA	34.0	
SECOND FLOOR AREA	30.7	
OVERALL LIVING AREA	116.6	
LF - GARAGE/STORAGE	33.2	
FF - BALCONY	8.0	
(NOTE: AREAS INCLUDE STRUCTURE)		

UNIT SEVEN (2 BED, 1 1/2 BATH)		SQM
GROUND FLOOR AREA	54.1	
FIRST FLOOR AREA	40.0	
OVERALL LIVING AREA	94.1	
LF - GARAGE/STORAGE	36.9	
FF - P.O.S.	35.3	
(NOTE: AREAS INCLUDE STRUCTURE)		

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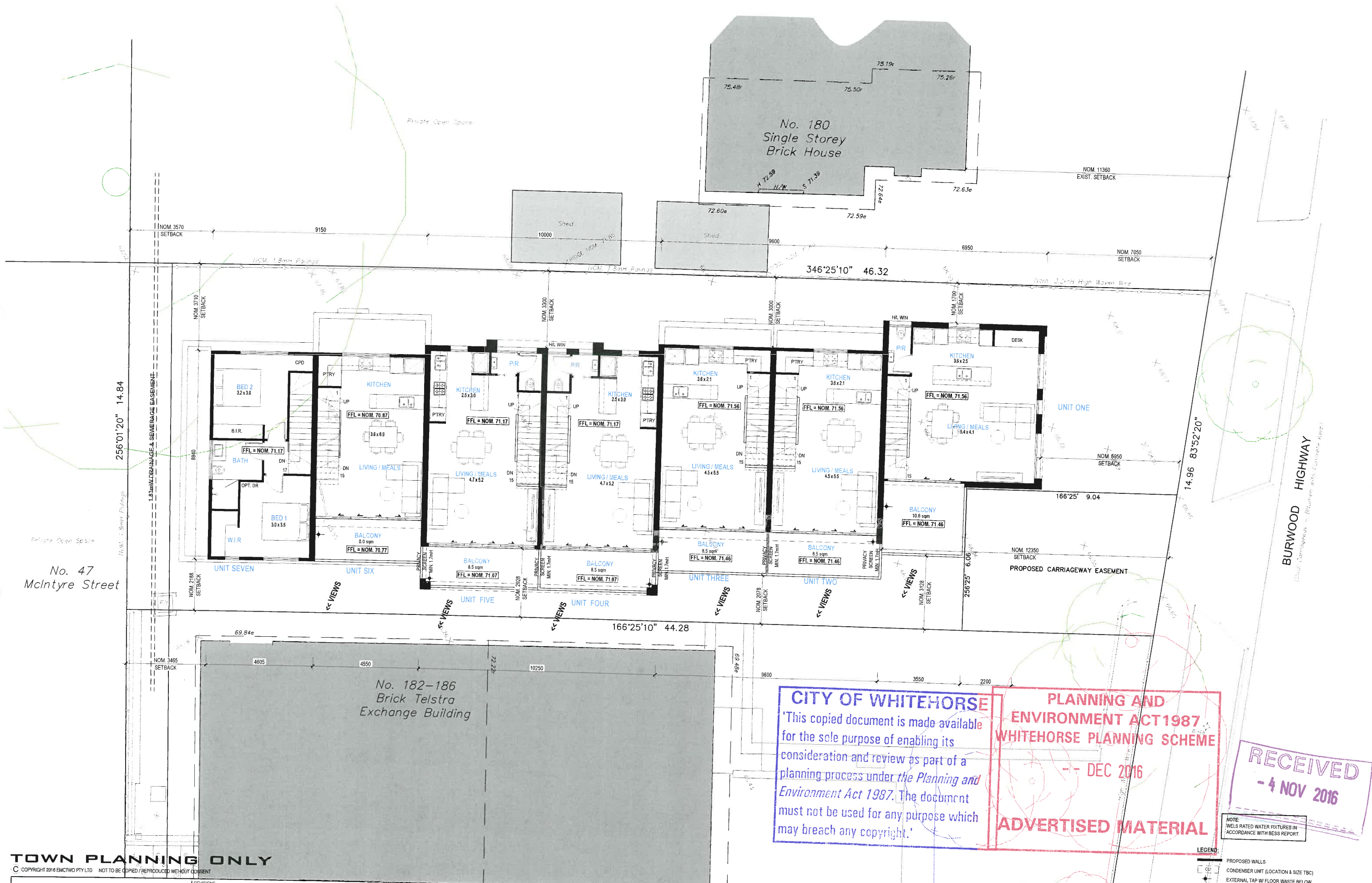
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184 BURWOOD HWY
BURWOOD VIC 3125

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PROPOSED - GROUND FLOOR PLAN			
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NOTE: WELS RATED WATER FIXTURES IN ACCORDANCE WITH BESS REPORT.

LEGEND:
PROPOSED WALLS
CONDENSER UNIT (LOCATION & SIZE TBC)
EXTERNAL TAP W/ FLOOR WASTE BELOW

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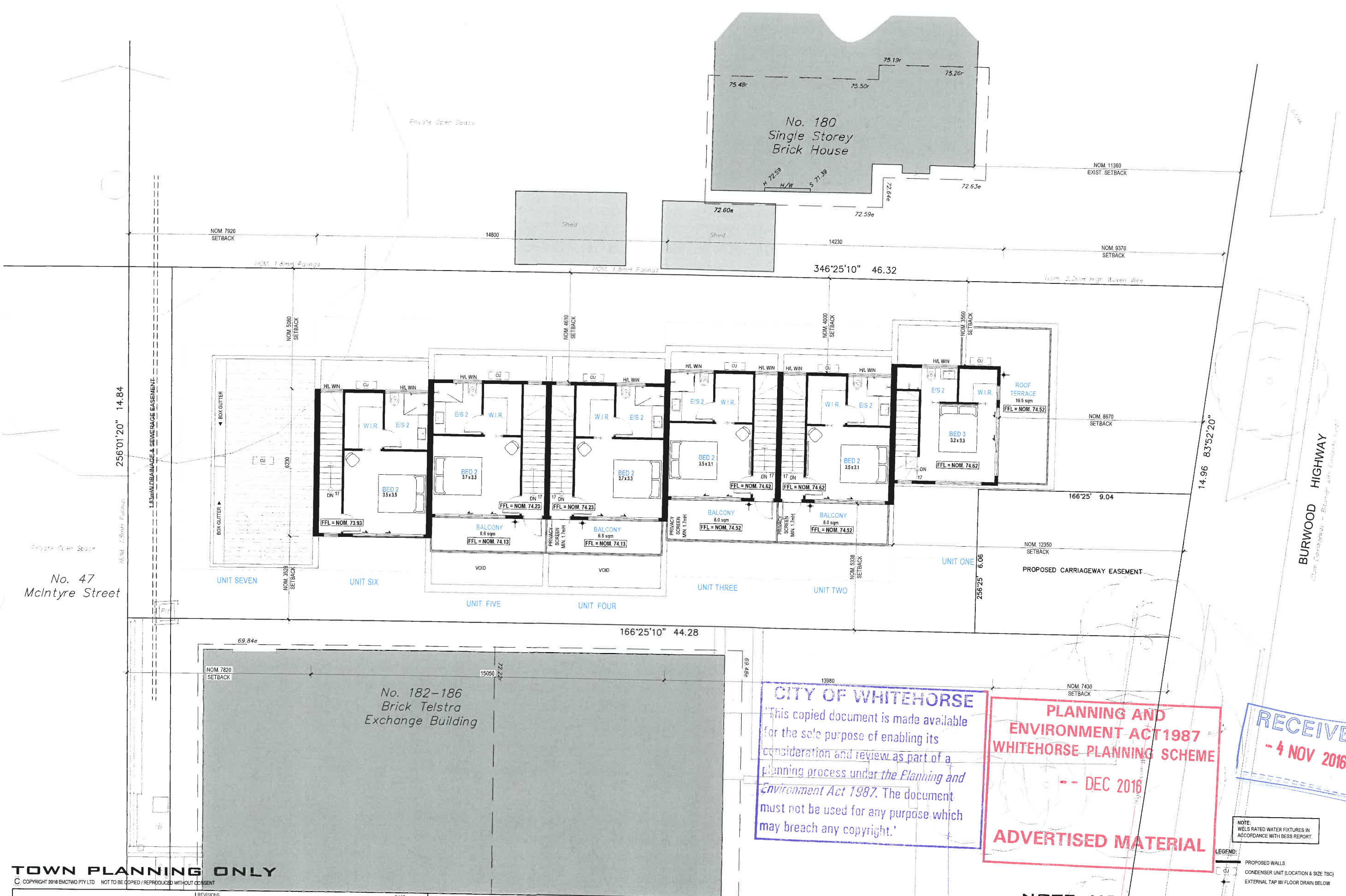
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REVISIONS	DATE
TOWN PLANNING SUBMISSION	28-10-2016

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TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125

PROPOSED - FIRST FLOOR PLAN			
CHECKED BY	DRAWN BY	PROJECT NO.	REVISION NO.
CAD REF	SCALE: 1:100 @ A2	DERIVED FROM	DRAWING NO.
DATE: MARCH 2016			TP 5.0



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NOTE: WELS RATED WATER FIXTURES IN ACCORDANCE WITH BESS REPORT.
LEGEND:
PROPOSED WALLS
CONDENSER UNIT (LOCATION & SIZE TBC)
EXTERNAL TAP W/ FLOOR DRAIN BELOW

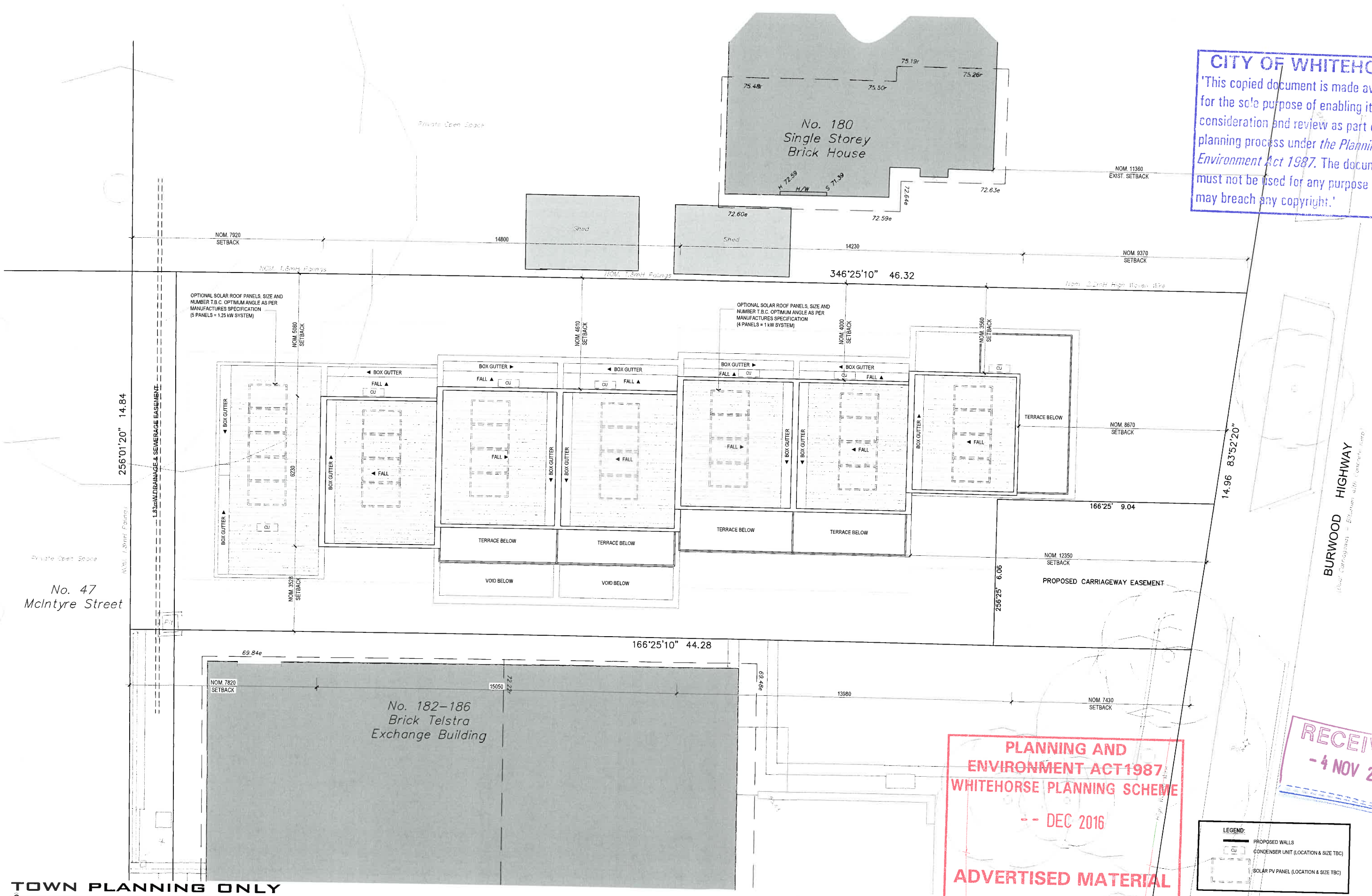
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TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125



PROPOSED - SECOND FLOOR PLAN			
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		1:100 @ A2	
CAD REF	DATE	DERIVED FROM	REVISION NO.
	MARCH 2016	DRAWING No.	TP 6.0

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LEGEND:
- PROPOSED WALLS
- CONDENSER UNIT (LOCATION & SIZE TBC)
- SOLAR PV PANEL (LOCATION & SIZE TBC)

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REVISIONS	DATE
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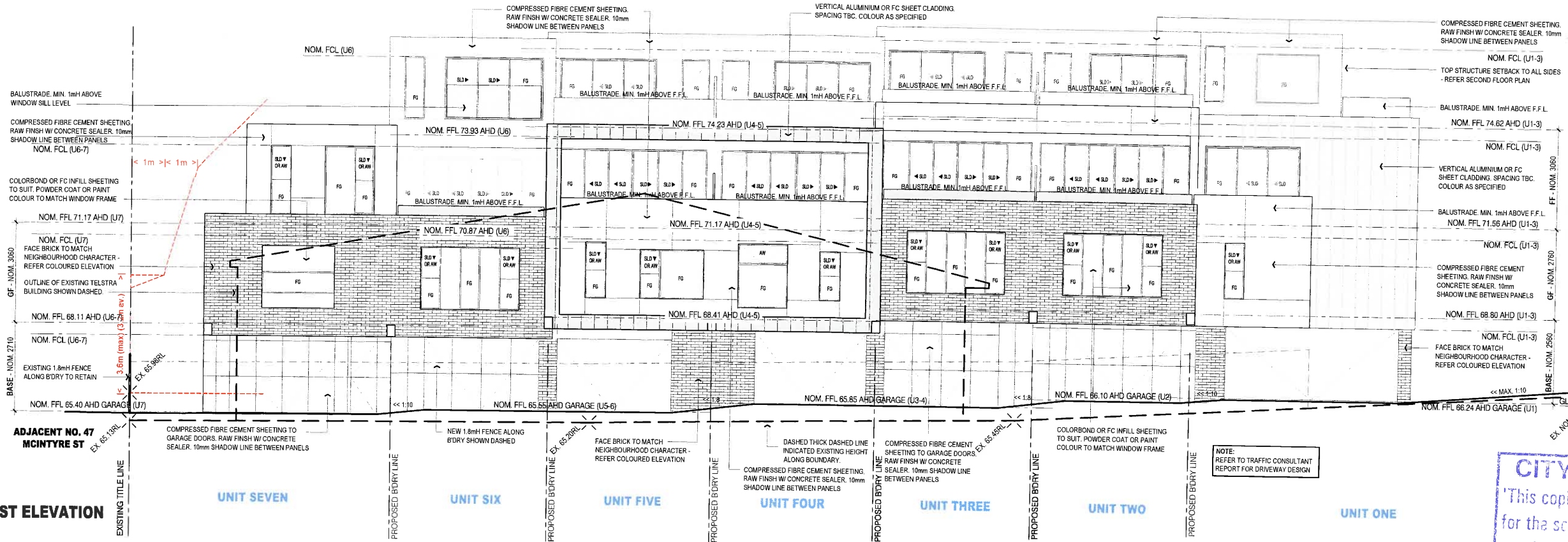
TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125

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PROPOSED - ROOF PLAN			
CHECKED BY	DRAWN BY	PROJECT NO.	REVISION NO.
CAD REF	SCALE 1:100 @ A2	DERIVED FROM	DRAWING NO.
DATE	MARCH 2015		TP 7.0

NORTH-EAST ELEVATION



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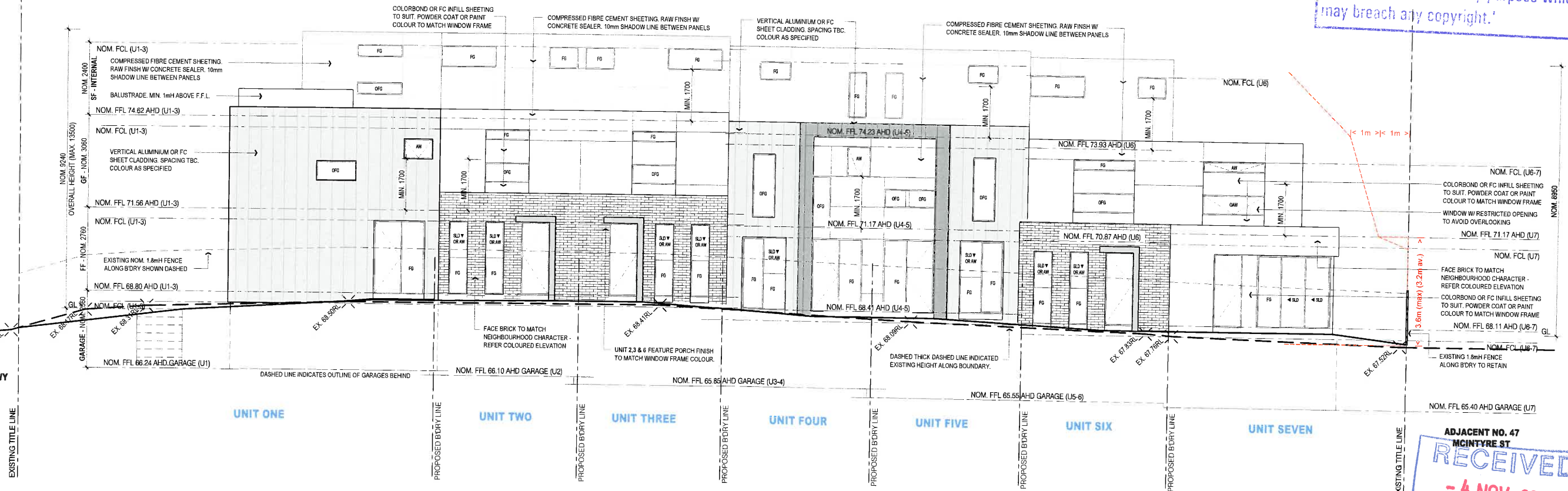
NOTE:

- PLEASE REFER TO COLOURED ELEVATIONS FOR EXACT MATERIAL FINISH.
- ALL OBSCURE GLAZING WITH NOT MORE THAN 25 PER CENT TRANSPARENCY.
- EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION DETECTOR.

LEGEND

- SLD SLIDING PANEL
- OSLD OBSCURE SLIDING PANEL
- FG FIXED GLAZING
- OFG OBSCURE FIXED GLAZING
- AW AWNING WINDOW
- OAW OBSCURE AWNING WINDOW

SOUTH-WEST ELEVATION



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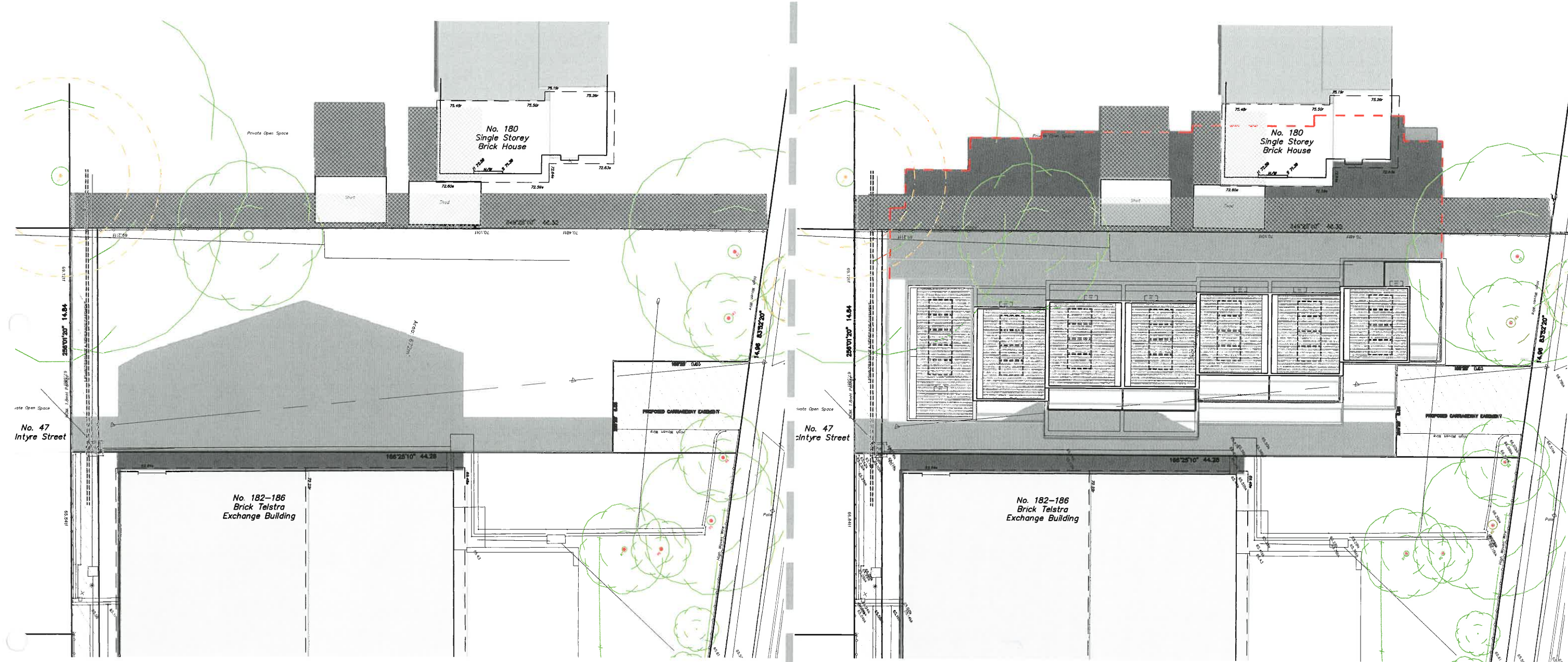
REVISIONS	DATE
1. TOWN PLANNING SUBMISSION	28-10-2016

NOTE:
CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

**TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125**

NOTE: NOT FOR CONSTRUCTION

PROPOSED - NE & SW ELEVATIONS			
CHECKED BY	DRAWN BY	S.E.	PROJECT NO.
CAD REF	SCALE	1:100 @ A2	DERIVED FROM DRAWING NO.
DATE	MARCH 2016		REVISION NO.
			TP 8.0



EXISTING SHADOW - 9AM

PROPOSED SHADOW - 9AM

LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M

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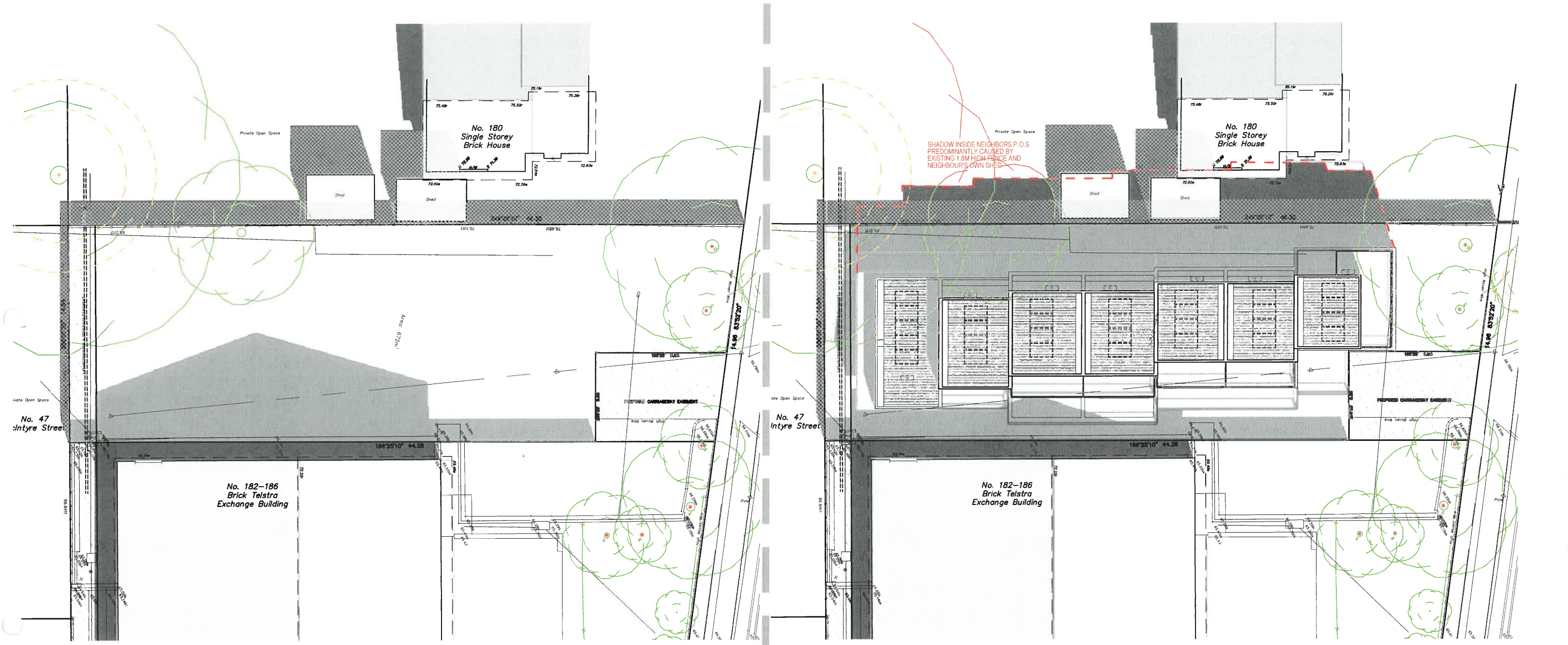
LEVEL 5:11 QUEENS ROAD::MELBOURNE::VICTORIA
ACN 165 983 246::ABN 56 165 983 246

REVISIONS:	DATE:
- ISSUE FOR TOWN PLANNING	28 - 10 - 2016

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION

TOWNHOUSE DEVELOPMENT
184 BURWOOD HWY
BURWOOD VIC 3125

EXISTING & PROPOSED SHADOW 9AM 22.SEPT			
CHECKED BY:	DRAWN BY:	PROJECT NO: -	REVISION NO:
CAD REF:	SCALE: 1:250 @ A3	DERIVED FROM DRAWING No:	DRAWING No: TP 9.0
	DATE: MARCH 2016		



EXISTING SHADOW - 10AM

PROPOSED SHADOW - 10AM

LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M


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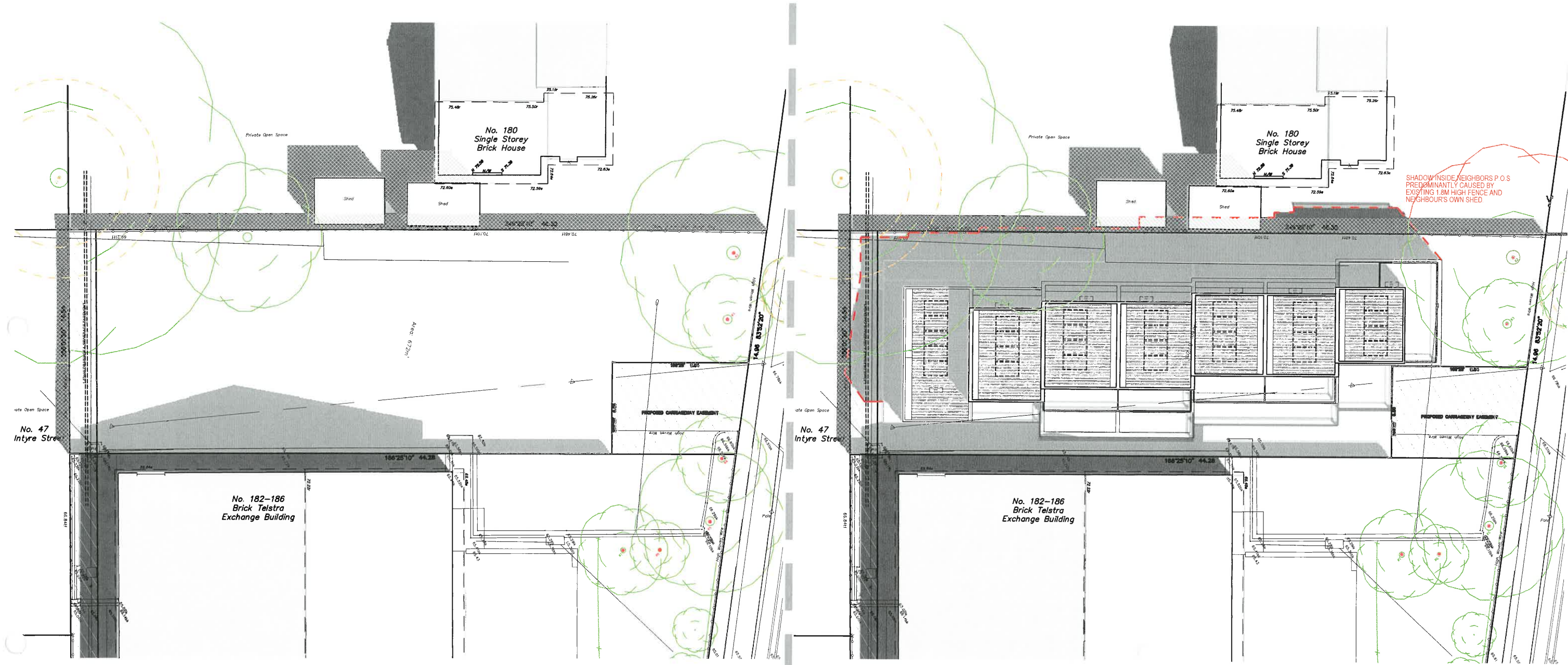
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<div></div> <div>LEVEL 5::11 QUEENS ROAD::MELBOURNE::VICTORIA ACN 165 983 246::ABN 56 165 983 246</div>	REVISIONS:		DATE:		CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION	TOWNHOUSE DEVELOPMENT 184 BURWOOD HWY BURWOOD VIC 3125	EXISTING & PROPOSED SHADOW 10AM 22.SEPT				
	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016				CHECKED BY:	-	DRAWN BY:	PROJECT NO: -	REVISION NO:
	-						CAD REF:		SCALE: 1:250 @ A3	DERIVED FROM DRAWING No:	DRAWING No:
	-								DATE: MARCH 2016		TP 9.1
	-										
	-										



EXISTING SHADOW - 11AM

PROPOSED SHADOW - 11AM

LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M

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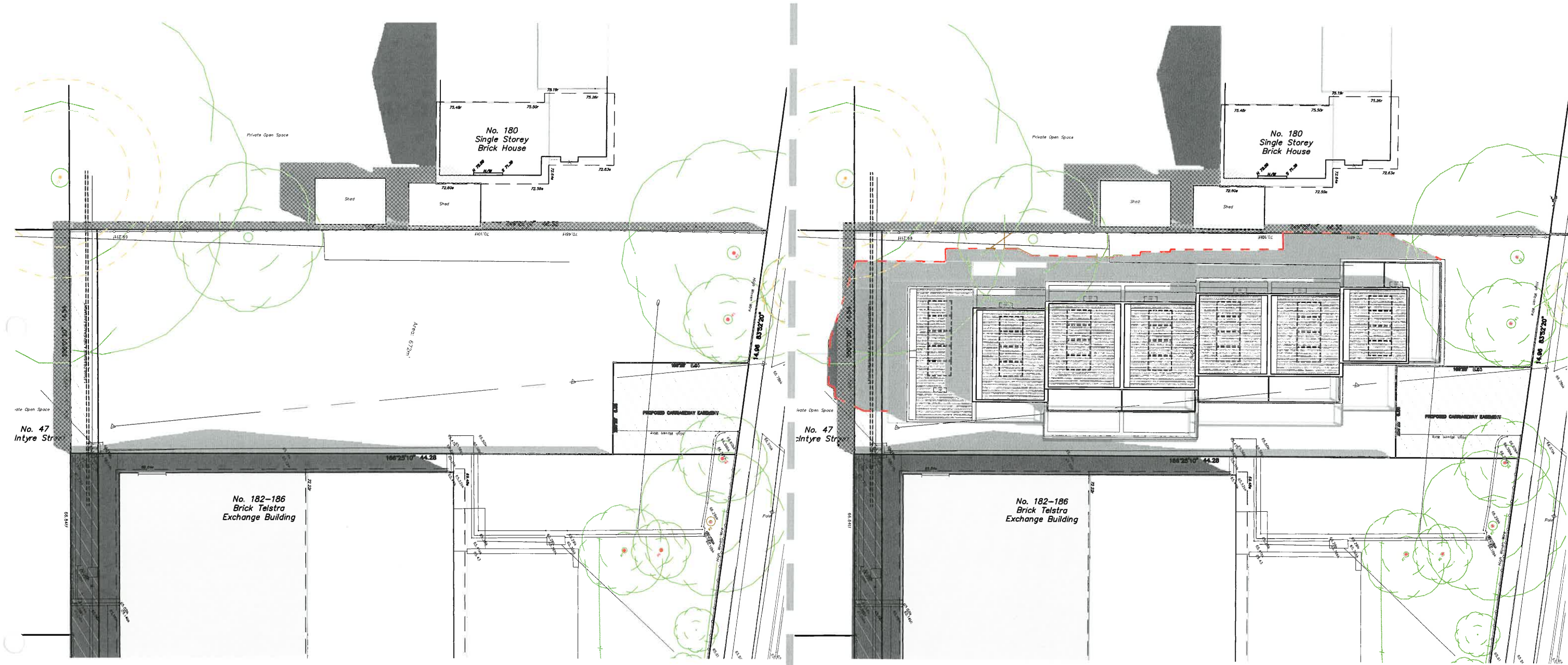
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	-	ISSUE FOR TOWN PLANNING		28 - 10 - 2016		CHECKED BY:	DRAWN BY:	PROJECT NO.:	REVISION NO:
						CAD REF:	SCALE: 1:250 @ A3	DERIVED FROM DRAWING No:	DRAWING No:
							DATE: MARCH 2016		TP 9.2



EXISTING SHADOW - 12PM

PROPOSED SHADOW - 12PM

LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M

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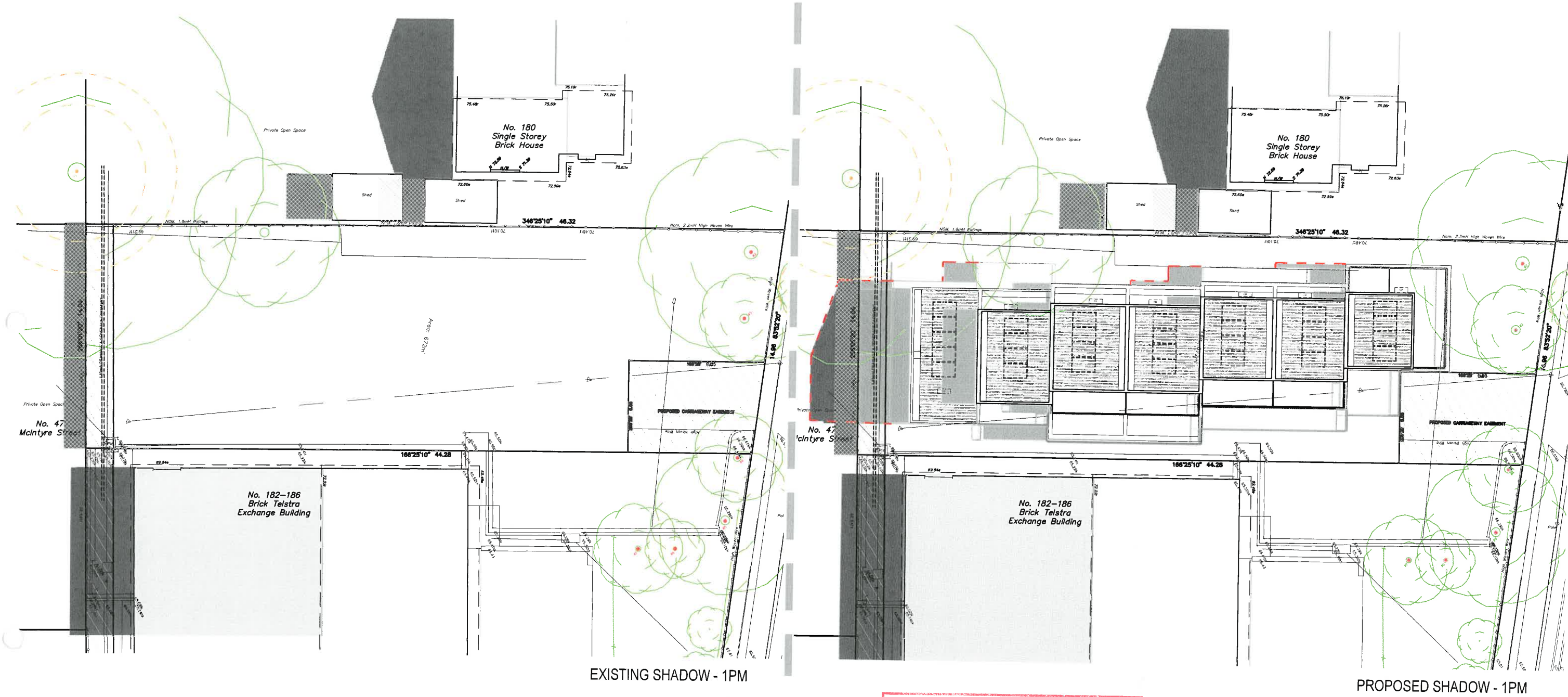
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	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016			CHECKED BY:	DRAWN BY:	PROJECT NO.:	REVISION NO.:
						CAD REF:	SCALE: 1:250 @ A3	DERIVED FROM DRAWING No.:	DRAWING No.:
							DATE: MARCH 2016		TP 9.3



LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M

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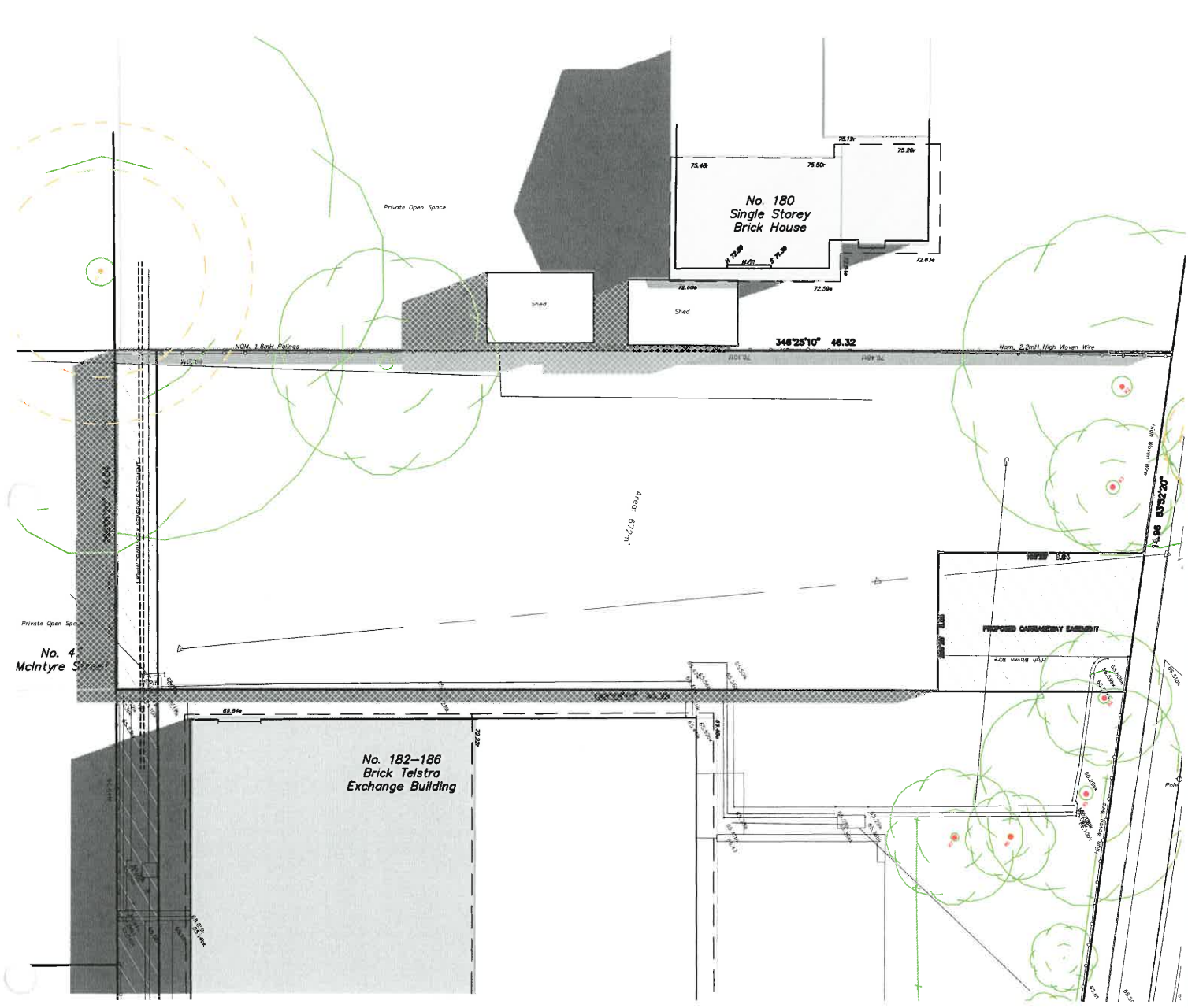
LEVEL 5::11 QUEENS ROAD::MELBOURNE::VICTORIA
ACN 165 983 246::ABN 56 165 983 246

REVISIONS:	DATE:
1. ISSUE FOR TOWN PLANNING	28 - 10 - 2016

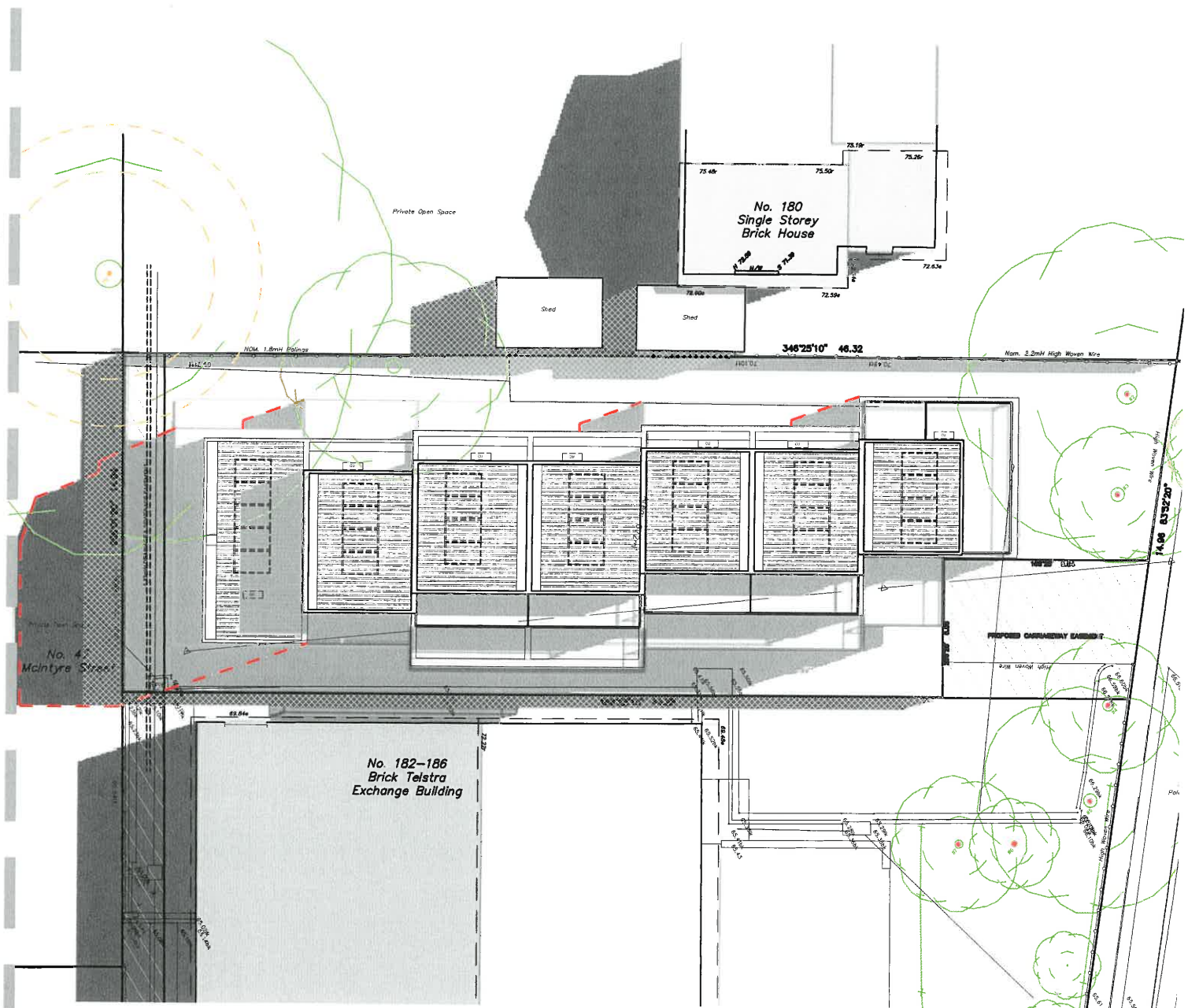
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NOTE: NOT FOR CONSTRUCTION

TOWNHOUSE DEVELOPMENT 184 BURWOOD HWY BURWOOD VIC 3125		EXISTING & PROPOSED SHADOW 1PM 22.SEPT	
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CAD REF:	SCALE: 1:250 @ A3	DERIVED FROM DRAWING No:	DRAWING No:
	DATE: MARCH 2016		TP 9.4



EXISTING SHADOW - 2PM



PROPOSED SHADOW - 2PM

LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M

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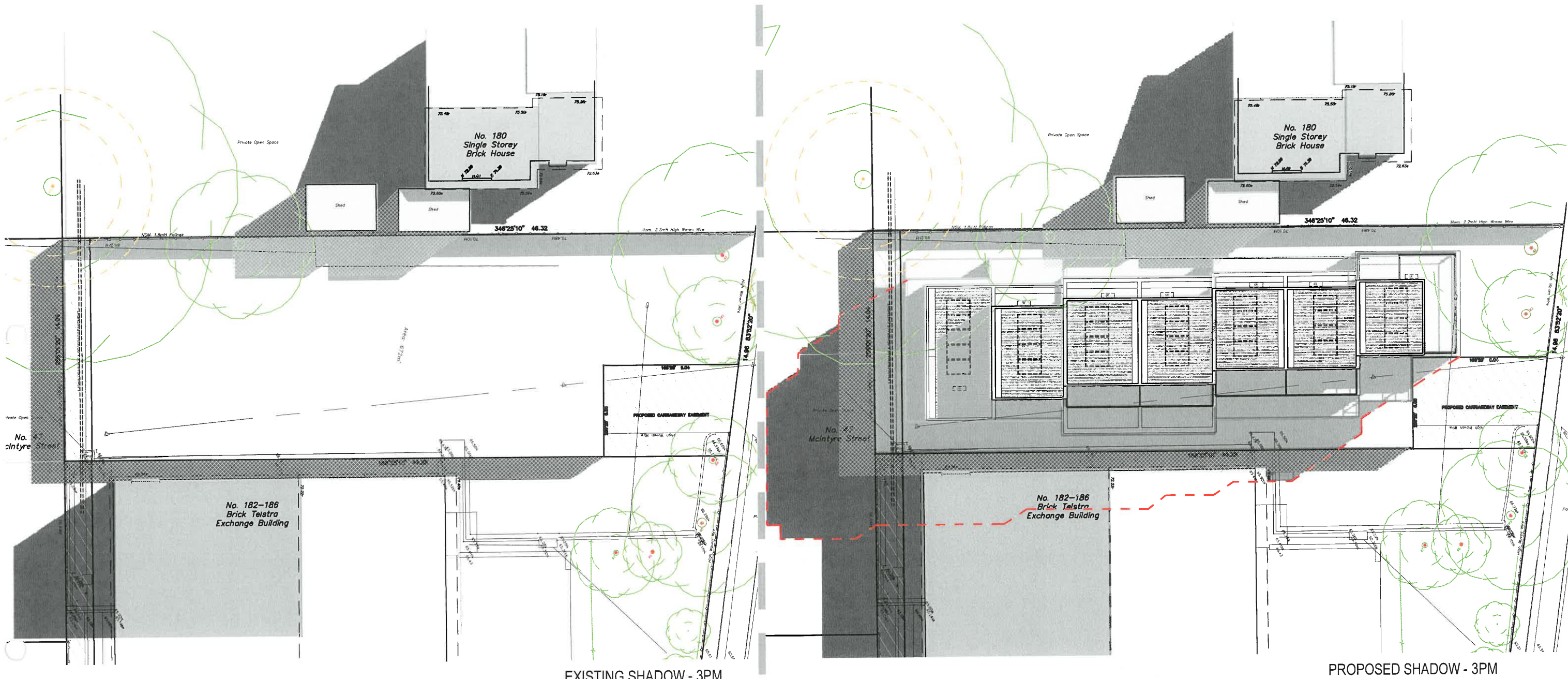
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	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016					
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			DATE: MARCH 2016		TP 9.5			



EXISTING SHADOW - 3PM

PROPOSED SHADOW - 3PM

LEGEND:

- SHADOW BY EXISTING FENCE AND NEIGHBOUR BUILDINGS
- SHADOW OUTLINE BY PROPOSED BUILDING
- SHADOW OUTLINE OF PROPOSED BUILDING OBSTRUCTED BY EXISTING BUILDING



NOTE:
LENGTH OF SHADOW ON 22ND SEPTEMBER

TIME	SUN ALTITUDE (DEGREES)	SHADOW LENGTH OF A 1M HIGH POST
9AM	31°	1.6M
12PM	51°	0.8M
3PM	35°	1.4M

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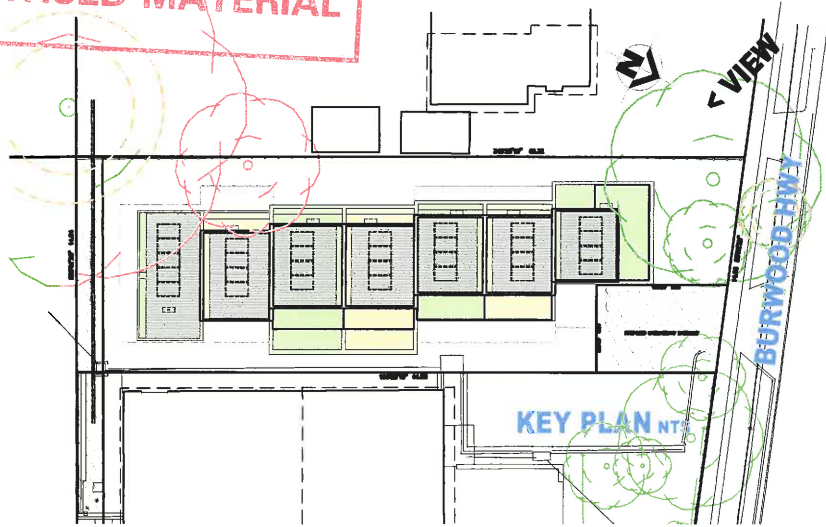
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	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016			CHECKED BY:	DRAWN BY:	PROJECT NO.:	REVISION NO.:
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							DATE: MARCH 2016		TP 9.6



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LEGEND - 184 BURWOOD HIGHWAY		
ITEM	FINISH	COLOUR
B1	FACE BRICK - RECLAIMED OR PGH 'MAIDSTONE BLEND' OR SIMILAR	
PC1	POWDERCOAT FINISH - DULUX 'COASTAL DRIFT' OR SIMILAR TO VERTICAL CLADDING	
PC2	POWDERCOAT FINISH - DULUX 'TEAHOUSE' OR SIMILAR	
C1	CEMENT SHEET CLADDING - EQUITONE 'TECTIVA TE00' OR SIMILAR	

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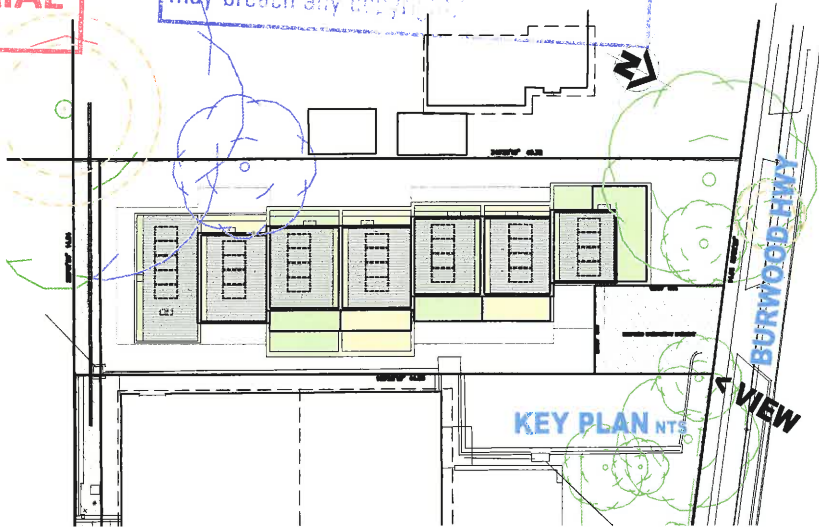
NOTE
REFER TO TP 10.2 EXTERNAL COLOUR SCHEMES
FOR DETAILED COLOURS AND MATERIALS.
REFER TO LANDSCAPE PLAN FOR DETAILED
VEGETATION INFORMATION.
THIS IS AN ARTISTIC IMPRESSION, REFER TO
DETAILED ELEVATIONS FOR MORE INFORMATION.

<div></div> <div>LEVEL 5::11 QUEENS ROAD::MELBOURNE::VICTORIA</div> <div>ACN 165 983 246::ABN 56 165 983 246</div>	REVISIONS:		DATE:		CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION	TOWNHOUSE DEVELOPMENT 184 BURWOOD HWY BURWOOD VIC 3125	PROPOSED COLOUR SCHEMES & FINISHES 3D				
	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016				CHECKED BY:	-	DRAWN BY:	PROJECT NO: -	REVISION NO:
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									DATE: MARCH 2016		TP 10.0



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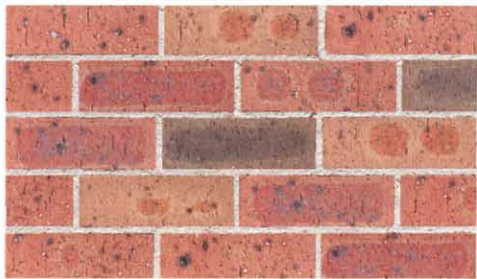


LEGEND - 184 BURWOOD HIGHWAY		
ITEM	FINISH	COLOUR
B1	FACE BRICK - RECLAIMED OR PGH 'MAIDSTONE BLEND' OR SIMILAR	
PC1	POWDERCOAT FINISH - DULUX 'COASTAL DRIFT' OR SIMILAR TO VERTICAL CLADDING	
PC2	POWDERCOAT FINISH - DULUX 'TEAHOUSE' OR SIMILAR	
C1	CEMENT SHEET CLADDING - EQUITONE 'TECTIVA TE00' OR SIMILAR	

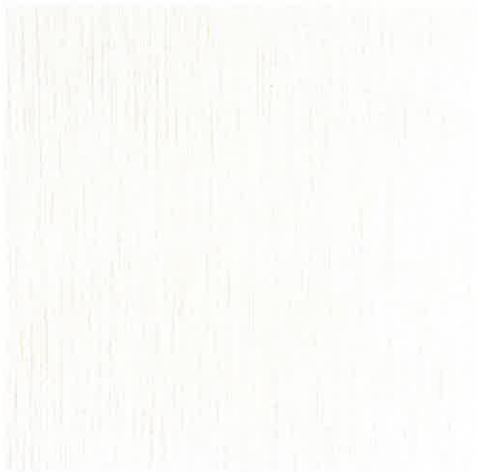
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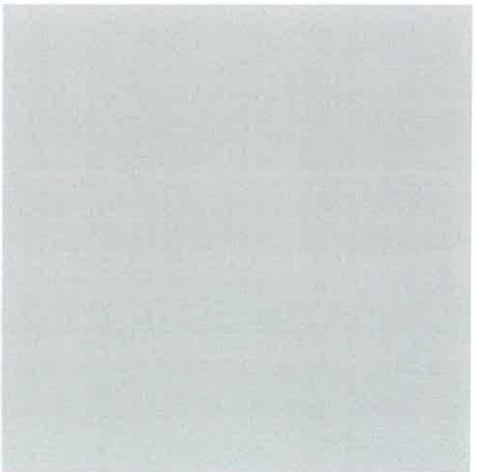
<div></div> <div>LEVEL 5:11 QUEENS ROAD:MELBOURNE:VICTORIA</div> <div>ACN 165 983 246:ABN 56 165 983 246</div>	REVISIONS:		DATE:		<div>CONTRACTOR MUST CHECK</div> <div>ALL DIMENSIONS ON SITE</div> <div>BEFORE COMMENCING ANY WORK</div> <div>ARCHITECT TO BE NOTIFIED OF ANY</div> <div>DISCREPANCIES FOR CLARIFICATION</div>	<div>TOWNHOUSE DEVELOPMENT</div> <div>184 BURWOOD HWY</div> <div>BURWOOD VIC 3125</div>	<div>PROPOSED COLOUR SCHEMES & FINISHES 3D</div>				
	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016				CHECKED BY:	-	DRAWN BY:	PROJECT NO: -	REVISION NO:
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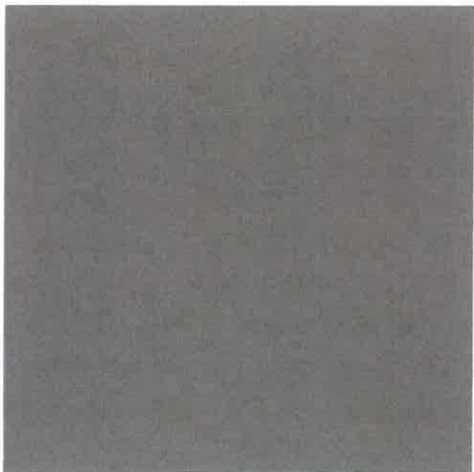
B1 FACE BRICK - RECLAIMED OR PGH 'MAIDSTONE BLEND' OR SIMILAR ON NEW FENCE & LOWER FLOOR



C1 CEMENT SHEET CLADDING - EQUITONE 'TECTIVA TE00' OR SIMILAR TO FACADE CLADDING



PC1 POWDER COAT PAINT FINISH - DULUX 'COASTAL DRIFT' TO VERTICAL ALUMINIUM CLADDING TO UNIT 1, 3, 4, 6
R 186
G 192
B 196



PC2 POWDER COAT PAINT FINISH - DULUX 'TEAHOUSE' TO ALL WINDOW AND DOOR FRAMES, GARAGE DOORS, FRAME STRUCTURE, FRONT FENCE AND BALUSTRADES
R 102
G 105
B 102

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	-	ISSUE FOR TOWN PLANNING	28 - 10 - 2016			CHECKED BY:	-	DRAWN BY:	PROJECT NO: -	REVISION NO:
	-					CAD REF:		SCALE: @ A3	DERIVED FROM DRAWING No:	DRAWING No:
	-							DATE: MARCH 2016		TP 10.2
	-									