



THE SUBJECT SITE & SURROUNDS

THE SUBJECT SITE
 THE SUBJECT SITE IS LOCATED AT 118-120 MANNINGHAM ROAD, ON THE SOUTH-WESTERN CORNER OF THE INTERSECTION OF NIRVANA CRESCENT AND MANNINGHAM ROAD. THE SITE COMPRISES 2 ALLOTMENTS.

THE SITE IS IRREGULAR IN SHAPE, WITH A FRONTAGE TO MANNINGHAM ROAD OF 41.15 METRES AND A SIDE ABUTTAL TO NIRVANA CRESCENT OF 35.74 METRES. THE SITE HAS A TOTAL AREA OF APPROXIMATELY 1391.13 SQUARE METRES.

THE SUBJECT SITE CURRENTLY CONTAINS A SINGLE STOREY RENDERED BRICK DWELLING WITH A PITCHED TILED ROOF ON EACH ALLOTMENT. THE DWELLING AT 118 MANNINGHAM ROAD IS SETBACK 6.6 METRES FROM MANNINGHAM ROAD AND IS PROVIDED WITH VEHICULAR ACCESS FROM MANNINGHAM ROAD. THE DWELLING AT 120 MANNINGHAM ROAD IS SETBACK 7.4 METRES FROM MANNINGHAM ROAD AND BETWEEN 2 METRES AND 8.7 METRES FROM NIRVANA CRESCENT. THIS DWELLING IS ORIENTED TO NIRVANA CRESCENT. VEHICULAR ACCESS TO THIS LOT IS PROVIDED VIA NIRVANA CRESCENT.

THE SUBJECT SITE INCLUDES A 1.5 METRE HIGH RETAINING WALL TO MANNINGHAM ROAD AND IS SET ABOVE THE STREET LEVEL OF NIRVANA CRESCENT BY APPROXIMATELY 1.5 METRES. IT IS NOTED THAT THE LANDSCAPED MOUND TO THE IMMEDIATE EAST OF 120 MANNINGHAM ROAD IS A COUNCIL ASSET AND DOES NOT FORM PART OF THE SUBJECT SITE.

ADJOINING AND SURROUNDING AREA
 THE SUBJECT SITE IS IN AN ESTABLISHED RESIDENTIAL AREA. THE BUILDING COMPOSITION INCLUDES A WIDE VARIETY OF DWELLING TYPES INCLUDING DETACHED AND SEMI-DETACHED SINGLE DWELLINGS, TOWNHOUSES AND SMALL SCALE APARTMENT BUILDINGS. THE SUBJECT SITE IS LOCATED ON A SIX LANE ROAD WITH A LANDSCAPED ROAD DIVIDER. BULLEEN PLAZA IS LOCATED APPROXIMATELY 275 METRES TO THE WEST AND PROVIDES A RANGE OF SERVICES FOR THE LOCAL AREA.

THE FOLLOWING PROVIDES A DETAILED DESCRIPTION OF THE SITE'S IMMEDIATE INTERFACES:

NORTH
 THE SUBJECT SITE ABUTS THE MANNINGHAM ROAD TO THE NORTH, WHICH IS A 6 LANE DIVIDED ARTERIAL. ON THE NORTH SIDE OF THE ROAD, THERE IS A UNIT DEVELOPMENT COMPRISING FOUR SINGLE STOREY DWELLINGS.

SOUTH
1 NIRVANA CRESCENT IS LOCATED TO THE SOUTH OF THE SUBJECT SITE AND ABUTS BOTH 118 AND 120 MANNINGHAM ROAD. THE SITE CONTAINS A SINGLE STOREY DWELLING. A CARPORT IS LOCATED TO THE IMMEDIATE SOUTH OF THE COMMON BOUNDARY. PEDESTRIAN AND VEHICULAR ACCESS ARE BOTH PROVIDED ALONG THE COMMON BOUNDARY. THE DWELLING CONTAINS A SERIAL PRIVATE OPEN SPACE AREA, INCLUDING TO THE NORTH, WEST AND SOUTH OF THE DWELLING. TO THE IMMEDIATE SOUTH OF THE COMMON BOUNDARY, THE PRIVATE OPEN SPACE CONTAINS A SATELLITE DISH AND A HILLS HOIST CLOTHESLINE.

WEST
116 MANNINGHAM ROAD IS TO THE WEST. THIS SITE CURRENTLY CONTAINS A SINGLE STOREY DWELLING. THE DWELLING IS SETBACK APPROXIMATELY 1 METRE FROM THE SHARED BOUNDARY AND APPROXIMATELY 8M FROM MANNINGHAM ROAD. A DRIVEWAY AND GARAGE IS LOCATED ALONG ITS WESTERN BOUNDARY. ITS SECLUDED PRIVATE OPEN SPACE (SPOS) AREA IS LOCATED WITHIN THE SOUTH-EAST CORNER OF THE SITE, ABUTTING THE SUBJECT SITE. IT IS IMPORTANT TO NOTE THAT COUNCIL ISSUED A PLANNING PERMIT (NO. PL14/024313), WHICH ALLOWS THE CONSTRUCTION OF 8 X 3 STOREY TOWNHOUSE DEVELOPMENT AT 116 AND 114 MANNINGHAM ROAD. IT IS ANTICIPATED THAT CONSTRUCTION OF THESE DWELLINGS WILL COMMENCE IN THE NEAR FUTURE. THE APPROVED

EAST
2A AND 2B NIRVANA CRESCENT ARE TO THE EAST OF THE SUBJECT SITE ON THE OPPOSITE SIDE OF NIRVANA CRESCENT. THIS SITE CONTAINS TWO SINGLE STOREY DWELLINGS. A SHARED DRIVEWAY AND CROSSOVER PROVIDES ACCESS TO NIRVANA CRESCENT.

THE SUBJECT SITE ENJOY GOOD ACCESS TO A RANGE OF SERVICES AND FACILITIES. THESE INCLUDE:

- THE SEVERAL BUS ROUTES, INCLUDING NO S 305, 903 AND 961 (NIGHT RIDER) STOP ALONG MANNINGHAM ROAD, APPROXIMATELY 170 METRES TO THE EAST;
- THE BULLEEN PLAZA, APPROXIMATELY 275 METRES TO THE WEST;
- BULLEEN LIBRARY, APPROXIMATELY 400 METRES TO THE NORTH-WEST AS THE CROW FLIES;
- BULLEEN HEIGHTS SCHOOL, APPROXIMATELY 545 METRES TO THE NORTH;
- ST CLEMENTS OF ROME PRIMARY SCHOOL, APPROXIMATELY 340 METRES TO THE WEST;
- BULLEEN MEDICAL CENTRE, APPROXIMATELY 450 METRES TO THE SOUTH-EAST AS THE CROW FLIES;
- TRINITY GRAMMAR SCHOOL SPORTING COMPLEX, APPROXIMATELY 1 KILOMETRE TO THE SOUTH-WEST AS THE CROW FLIES;
- YARRA VALLEY PARKLAND, APPROXIMATELY 1.7 KILOMETRES TO THE WEST AS THE CROW FLIES;
- TED ADJANI RESERVE, APPROXIMATELY 1 KILOMETRE TO THE EAST AS THE CROW FLIES;
- ACCESS TO EASTERN FREEWAY, APPROXIMATELY 1.85KM TO THE SOUTH-WEST AS THE CROW FLIES; AND
- WESTFIELD SHOPPING CENTRE IN DONCASTER, APPROXIMATELY 3.4KM TO THE SOUTH-EAST AS THE CROW FLIES.

LEGEND

- EXISTING TREES ON SITE
- EXISTING SHRUB ON SITE
- NEIGHBOURING TREES

NOTE: TREES TO BE REMOVED SHOWN DASHED

Revision	Revision
REV. A: 01 - OCTOBER - 2015 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO.: PL15/025340	REV. E: 04 - JULY - 2016 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO.: PL15/025340 DATED: 06/06/2016
REV. B: 30 - SEPTEMBER - 2015 CLARIFICATION REGARDING CROSSOVERS	
REV. C: 29 - FEBRUARY - 2016 OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS	
REV. D: 29 - APRIL - 2016 DRAWINGS MODIFIED IN RESPONSE TO COUNCILS CONCERNS	

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Project
**118-120 MANNINGHAM ROAD
 BULLEEN**

Drawing Title
**NEIGHBOURHOOD SITE & DISCRIPTION
 PLAN**

TOWN PLANNING APPLICATION

Drawn
J.M.

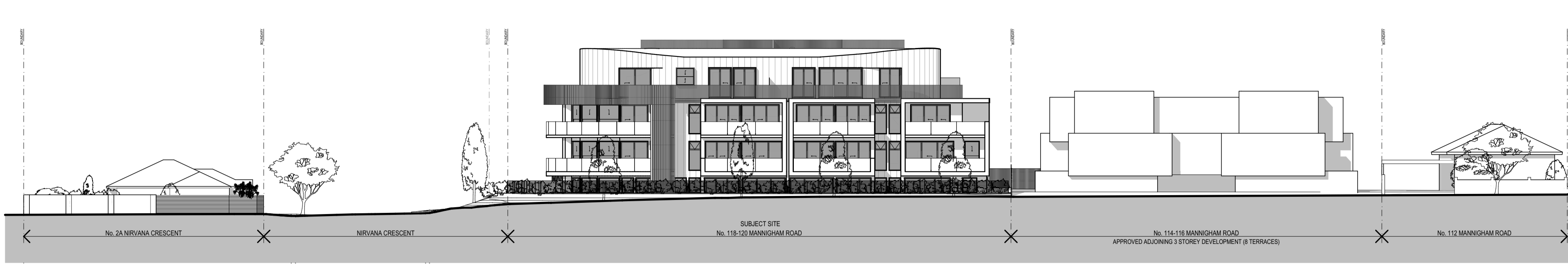
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Drawing No.
TP01

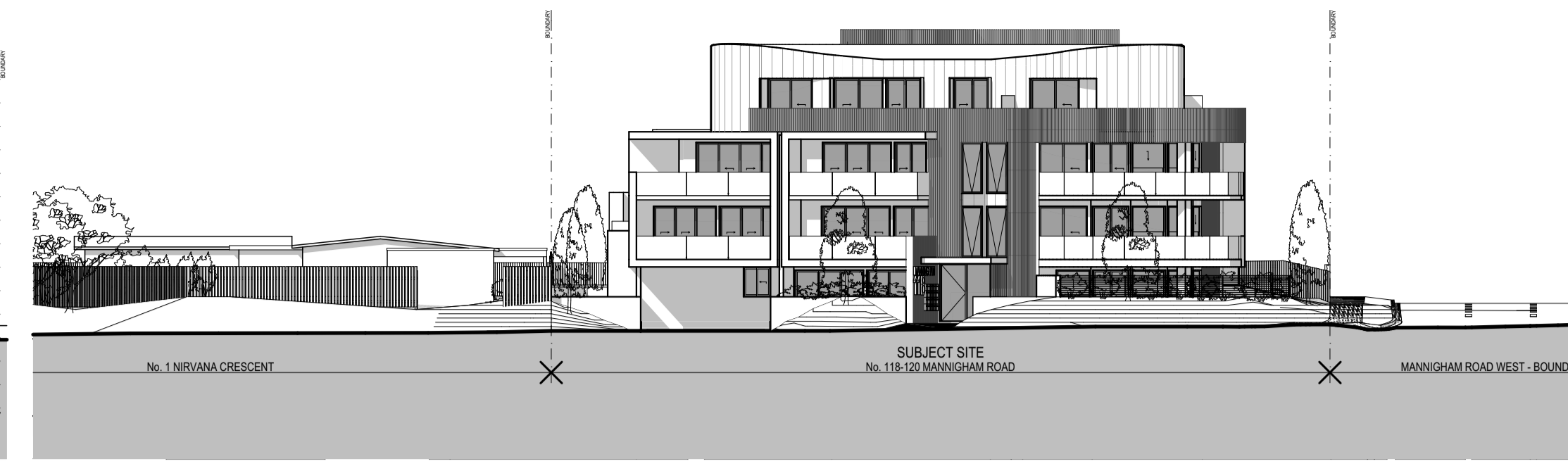
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Date
14-07-2016

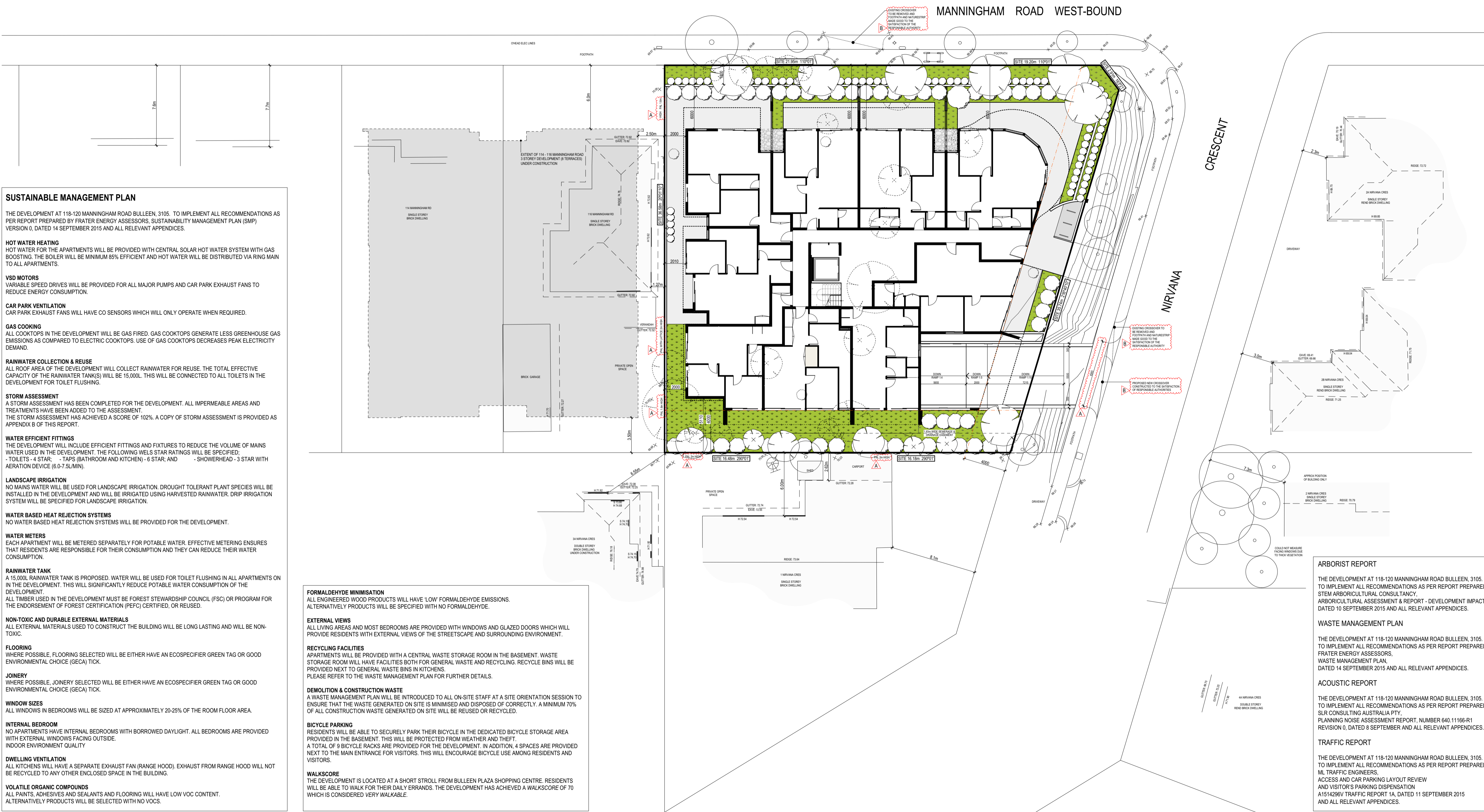
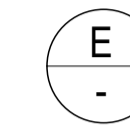
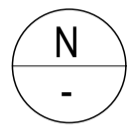
Revision
REV. E



NORTH STREETSCAPE ELEVATION
SCALE @ A1 - 1:250



EAST STREETSCAPE ELEVATION
SCALE @ A1 - 1:250



SUSTAINABLE MANAGEMENT PLAN

THE DEVELOPMENT AT 118-120 MANNINGHAM ROAD BULLEEN, 3105, TO IMPLEMENT ALL RECOMMENDATIONS AS PER REPORT PREPARED BY FRATER ENERGY ASSESSORS, SUSTAINABILITY MANAGEMENT PLAN (SMP) VERSION 0, DATED 14 SEPTEMBER 2015 AND ALL RELEVANT APPENDICES.

HOT WATER HEATING
HOT WATER FOR THE APARTMENTS WILL BE PROVIDED WITH CENTRAL SOLAR HOT WATER SYSTEM WITH GAS BOOSTING. THE BOILER WILL BE MINIMUM 85% EFFICIENT AND HOT WATER WILL BE DISTRIBUTED VIA RING MAIN TO ALL APARTMENTS.

VSD MOTORS
VARIABLE SPEED DRIVES WILL BE PROVIDED FOR ALL MAJOR PUMPS AND CAR PARK EXHAUST FANS TO REDUCE ENERGY CONSUMPTION.

CAR PARK VENTILATION
CAR PARK EXHAUST FANS WILL HAVE CO SENSORS WHICH WILL ONLY OPERATE WHEN REQUIRED.

GAS COOKING
ALL COOKTOPS IN THE DEVELOPMENT WILL BE GAS FIRED. GAS COOKTOPS GENERATE LESS GREENHOUSE GAS EMISSIONS AS COMPARED TO ELECTRIC COOKTOPS. USE OF GAS COOKTOPS DECREASES PEAK ELECTRICITY DEMAND.

RAINFATHER COLLECTION & REUSE
ALL ROOF AREA OF THE DEVELOPMENT WILL COLLECT RAINWATER FOR REUSE. THE TOTAL EFFECTIVE CAPACITY OF THE RAINWATER TANK(S) WILL BE 15,000L. THIS WILL BE CONNECTED TO ALL TOILETS IN THE DEVELOPMENT FOR TOILET FLUSHING.

STORM ASSESSMENT
A STORM ASSESSMENT HAS BEEN COMPLETED FOR THE DEVELOPMENT. ALL IMPERMEABLE AREAS AND TREATMENTS HAVE BEEN ADDED TO THE ASSESSMENT. THE STORM ASSESSMENT HAS ACHIEVED A SCORE OF 102%. A COPY OF STORM ASSESSMENT IS PROVIDED AS APPENDIX B OF THIS REPORT.

WATER EFFICIENT FITTINGS
THE DEVELOPMENT WILL INCLUDE EFFICIENT FITTINGS AND FIXTURES TO REDUCE THE VOLUME OF MAINS WATER USED IN THE DEVELOPMENT. THE FOLLOWING WELS STAR RATINGS WILL BE SPECIFIED:
- TOILETS - 4 STAR - TAPS (BATHROOM AND KITCHEN) - 6 STAR, AND - SHOWERHEAD - 3 STAR WITH AERATION DEVICE (0.7-5L/MIN).

LANDSCAPE IRRIGATION
NO MAINS WATER WILL BE USED FOR LANDSCAPE IRRIGATION. DROUGHT TOLERANT PLANT SPECIES WILL BE INSTALLED IN THE DEVELOPMENT AND WILL BE IRRIGATED USING HARVESTED RAINWATER. DRIP IRRIGATION SYSTEM WILL BE SPECIFIED FOR LANDSCAPE IRRIGATION.

WATER BASED HEAT REJECTION SYSTEMS
NO WATER BASED HEAT REJECTION SYSTEMS WILL BE PROVIDED FOR THE DEVELOPMENT.

WATER METERS
EACH APARTMENT WILL BE METERED SEPARATELY FOR POTABLE WATER. EFFECTIVE METERING ENSURES THAT RESIDENTS ARE RESPONSIBLE FOR THEIR CONSUMPTION AND THEY CAN REDUCE THEIR WATER CONSUMPTION.

RAINFATHER TANK
A 15,000L RAINWATER TANK IS PROPOSED. WATER WILL BE USED FOR TOILET FLUSHING IN ALL APARTMENTS IN THE DEVELOPMENT. THIS WILL SIGNIFICANTLY REDUCE POTABLE WATER CONSUMPTION OF THE DEVELOPMENT.

NON-TOXIC AND DURABLE EXTERNAL MATERIALS
ALL EXTERNAL MATERIALS USED TO CONSTRUCT THE BUILDING WILL BE LONG LASTING AND WILL BE NON-TOXIC.

FLOORING
WHERE POSSIBLE, FLOORING SELECTED WILL BE EITHER HAVE AN ECOSPECIFIER GREEN TAG OR GOOD ENVIRONMENTAL CHOICE (GEC) TICK.

JOINERY
WHERE POSSIBLE, JOINERY SELECTED WILL BE EITHER HAVE AN ECOSPECIFIER GREEN TAG OR GOOD ENVIRONMENTAL CHOICE (GEC) TICK.

WINDOW SIZES
ALL WINDOWS IN BEDROOMS WILL BE SIZED AT APPROXIMATELY 20-25% OF THE ROOM FLOOR AREA.

INTERNAL BEDROOM
NO APARTMENTS HAVE INTERNAL BEDROOMS WITH BORROWED DAYLIGHT. ALL BEDROOMS ARE PROVIDED WITH EXTERNAL WINDOWS FACING OUTSIDE.
INDOOR ENVIRONMENT QUALITY

DWELLING VENTILATION
ALL KITCHENS WILL HAVE A SEPARATE EXHAUST FAN (RANGE HOOD). EXHAUST FROM RANGE HOOD WILL NOT BE RECYCLED TO ANY OTHER ENCLOSED SPACE IN THE BUILDING.

VOLATILE ORGANIC COMPOUNDS
ALL PAINTS, ADHESIVES AND SEALANTS AND FLOORING WILL HAVE LOW VOC CONTENT. ALTERNATIVELY PRODUCTS WILL BE SELECTED WITH NO VOCs.

FORMALDEHYDE MINIMISATION
ALL ENGINEERED WOOD PRODUCTS WILL HAVE 'LOW' FORMALDEHYDE EMISSIONS. ALTERNATIVELY PRODUCTS WILL BE SPECIFIED WITH NO FORMALDEHYDE.

EXTERNAL VIEWS
ALL LIVING AREAS AND MOST BEDROOMS ARE PROVIDED WITH WINDOWS AND GLAZED DOORS WHICH WILL PROVIDE RESIDENTS WITH EXTERNAL VIEWS OF THE STREETSCAPE AND SURROUNDING ENVIRONMENT.

RECYCLING FACILITIES
APARTMENTS WILL BE PROVIDED WITH A CENTRAL WASTE STORAGE ROOM IN THE BASEMENT. WASTE STORAGE ROOM WILL HAVE FACILITIES BOTH FOR GENERAL WASTE AND RECYCLING. RECYCLE BINS WILL BE PROVIDED NEXT TO GENERAL WASTE BINS IN KITCHENS.
PLEASE REFER TO THE WASTE MANAGEMENT PLAN FOR FURTHER DETAILS.

DEMOLITION & CONSTRUCTION WASTE
A WASTE MANAGEMENT PLAN WILL BE INTRODUCED TO ALL ON-SITE STAFF AT A SITE ORIENTATION SESSION TO ENSURE THAT THE WASTE GENERATED ON SITE IS MINIMISED AND DISPOSED OF CORRECTLY. A MINIMUM 70% OF ALL CONSTRUCTION WASTE GENERATED ON SITE WILL BE REUSED OR RECYCLED.

BICYCLE PARKING
RESIDENTS WILL BE ABLE TO SECURELY PARK THEIR BICYCLE IN THE DEDICATED BICYCLE STORAGE AREA PROVIDED IN THE BASEMENT. THIS WILL BE PROTECTED FROM WEATHER AND THEFT.
A TOTAL OF 9 BICYCLE RACKS ARE PROVIDED FOR THE DEVELOPMENT. IN ADDITION, 4 SPACES ARE PROVIDED NEXT TO THE MAIN ENTRANCE FOR VISITORS. THIS WILL ENCOURAGE BICYCLE USE AMONG RESIDENTS AND VISITORS.

WALKSCORE
THE DEVELOPMENT IS LOCATED AT A SHORT STROLL FROM BULLEEN PLAZA SHOPPING CENTRE. RESIDENTS WILL BE ABLE TO WALK FOR THEIR DAILY ERRANDS. THE DEVELOPMENT HAS ACHIEVED A WALKSCORE OF 70 WHICH IS CONSIDERED VERY WALKABLE.

THE PROPOSAL

THIS APPLICATION SEEKS TOWN PLANNING APPROVAL TO CONSTRUCT A 4 STOREY BUILDING OVER 2 BASEMENT LEVELS AND A ROOFTOP TERRACE.
THIS SECTION SHOULD BE READ IN CONJUNCTION WITH THE TOWN PLANNING DRAWINGS PREPARED BY CORNETTA PARTNERS ARCHITECTS DATED 10 AUGUST 2015 AND SUBMITTED WITH THIS APPLICATION.

DEVELOPMENT FEATURES

KEY FEATURES OF THE DEVELOPMENT INCLUDE:

- A TOTAL OF 32 DWELLINGS, INCLUDING 4X ONE BEDROOM DWELLINGS, 24X TWO BEDROOM DWELLINGS AND 4X THREE BEDROOM DWELLINGS.
- A TOTAL OF 41 CAR PARKING SPACES ARE PROVIDED OVER TWO BASEMENT LEVELS.
- THE DEVELOPMENT HAS A MAXIMUM BUILDING HEIGHT OF 11.450 METRES.
- THE DEVELOPMENT HAS A SITE COVERAGE OF 65.72% AND A SITE PERMEABILITY OF 27.25%.
- NINE BICYCLE SPACES ARE PROVIDED WITHIN BASEMENT ONE FOR RESIDENTS AND A VISITOR BICYCLE SPACES ARE PROVIDED ADJACENT TO THE MAIN PEDESTRIAN ENTRANCE ALONG NIRVANA CRESCENT.
- SECURE STORAGE AREAS ARE PROVIDED FOR EACH DWELLING. THEY ARE LOCATED WITHIN THE BASEMENT.
- WASTE STORAGE IS PROVIDED WITHIN THE BASEMENT ONE.

MATERIALS AND FINISHES

THE PROPOSED DEVELOPMENT WILL COMPRISE THE FOLLOWING KEY FINISHES:

- ACRYLIC RENDER IN VARIOUS COLOURS.
- ZINC COMPOSITE CLADDING.
- METAL SCREENING.
- METALLIC PERFORATED SCREENING.
- COLORBOND.

DESIGN RESPONSE

THIS IS A LARGE CORNER SITE, WHICH IS CAPABLE OF MAKING A MEANINGFUL CONTRIBUTION TO THE URBAN CONSOLIDATION GOALS. THE PROPOSED DEVELOPMENT PROVIDES AN APPROPRIATE DESIGN RESPONSE, HAVING REGARD TO THE SITE'S CONTEXT, FOR THE FOLLOWING REASONS:

- THE PURPOSE OF THE RESIDENTIAL GROWTH ZONE IS TO PROVIDE INCREASED RESIDENTIAL DENSITIES IN BUILDINGS UP TO AND INCLUDING FOUR STOREY BUILDINGS. THE PROPOSED DEVELOPMENT WILL SUPPORT THIS PURPOSE.
- THE ARCHITECT HAS VERY CAREFULLY CRAFTED A DESIGN RESPONSE WHICH ACCOUNTS FOR THE SENSITIVE INTERFACES TO THE SOUTH AND WEST. IT WILL SHARE DEVELOPMENT OPPORTUNITIES WITH ADJOINING DEVELOPMENTS AND PROVIDE A SOFT TRANSITION TO THE RESIDENTIAL HINTERLAND TO THE SOUTH.
- THE PROPOSAL HAS BEEN DESIGNED TO MEET THE RELEVANT DESIGN OBJECTIVES OF DD08. A DETAILED ASSESSMENT AGAINST THE REQUIREMENTS OF DD08 IS PROVIDED LATER IN THIS REPORT.
- INTERNALLY, THE DEVELOPMENT PROVIDES A VARIETY OF DWELLING TYPES AND LAYOUTS - IN 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM FORMATS. EACH DWELLING IS PROVIDED WITH GOOD LOOKOUT. NORTHERLY ASPECTS ARE MAXIMISED.
- RESIDENTS WILL BE PROVIDED WITH A HIGH LEVEL OF INTERNAL AMENITY. DWELLINGS ARE SPACIOUS AND FUNCTIONAL.
- THE OFF-SITE AMENITY IMPACTS IN TERMS OF OVERLOOKING, OVERSHADOWING AND VISUAL BULK HAVE BEEN ADDRESSED THROUGH BUILDING DESIGN.
- AN APPROPRIATE LEVEL OF CAR PARKING SPACES WILL BE PROVIDED WITH THE BASEMENT. ACCESS TO THE BASEMENT WILL BE PROVIDED THE EXISTING CROSSOVER ON NIRVANA CRESCENT.
- THE PROPOSED LANDSCAPING REGIME WILL PROVIDE AN APPROPRIATE TRANSITION BETWEEN THE DESIGNATED HIGHER DENSITY RESIDENTIAL AREA TO RESIDENTIAL HINTERLAND TO THE SOUTH.

THE SITE IS A LARGE REGULAR CORNER LOT WITH A MAIN ROAD ADJUTAL WITH A SIGNIFICANT SLOPE TO THE SITE CONFINED TO THE STREET EDGES RESULTING IN A PLATEAU EFFECT.

OVERALL, THE PROPOSED DEVELOPMENT WILL CREATE A WELL RESOLVED AND ATTRACTIVELY DESIGNED BUILDING. THE BUILDING INCORPORATES MODERN MATERIALS AND FINISHES THAT RESULT IN THE DEVELOPMENT MAKING A POSITIVE CONTRIBUTION TO THE STREETSCAPES THAT IS VISUALLY INTERESTING.

CONCLUSION

IN SUMMARY, THE PROPOSED DEVELOPMENT IS DESERVING OF COUNCIL'S SUPPORT FOR THE FOLLOWING REASONS:

- THE SUBJECT SITE IS LOCATED IN CLOSE PROXIMITY TO A WIDE RANGE OF EXISTING SERVICES AND FACILITIES. THERE IS STRATEGIC SUPPORT AT BOTH STATE AND LOCAL LEVELS FOR INCREASED DENSITY AT THIS TYPE OF LOCATION.
- THE SCALE OF CHANGE AT THE SITE IS CONSISTENT WITH ITS IDENTIFICATION AS A SUBSTANTIAL CHANGE AREA AND IS RESPECTFUL OF THE AREA'S EXISTING CHARACTER.
- THE DESIGN OF THE BUILT FORM RESPONDS TO THE AREA'S EXISTING AND EMERGING CHARACTER.
- THE PROPOSED DEVELOPMENT MAKES EFFICIENT USE OF LAND WHILST MAKING A CONTRIBUTION TO URBAN CONSOLIDATION GOALS.
- THE PROPOSAL INTRODUCES A NEW AND AFFORDABLE HOUSING TYPOLOGY INTO AN AREA THAT IS CURRENTLY DOMINATED BY DETACHED HOUSING.
- THE DEVELOPMENT HAS BEEN DESIGNED TO RESPOND TO THE SITE'S FEATURES, OPPORTUNITIES AND CONSTRAINTS.
- OFF-SITE IMPACTS HAVE BEEN MINIMISED THROUGH A SITE RESPONSIVE DESIGN RESPONSE.
- THE DWELLINGS ARE WELL CONFIGURED AND WILL PROVIDE A HIGH LEVEL OF INTERNAL AMENITY TO FUTURE RESIDENTS.

IT FOLLOWS THAT A PERMIT SHOULD BE GRANTED FOR THE PROPOSAL.

ARBORIST REPORT

THE DEVELOPMENT AT 118-120 MANNINGHAM ROAD BULLEEN, 3105, TO IMPLEMENT ALL RECOMMENDATIONS AS PER REPORT PREPARED BY STEM ARBORICULTURAL CONSULTANCY ARBORICULTURAL ASSESSMENT & REPORT - DEVELOPMENT IMPACT DATED 10 SEPTEMBER 2015 AND ALL RELEVANT APPENDICES.

WASTE MANAGEMENT PLAN

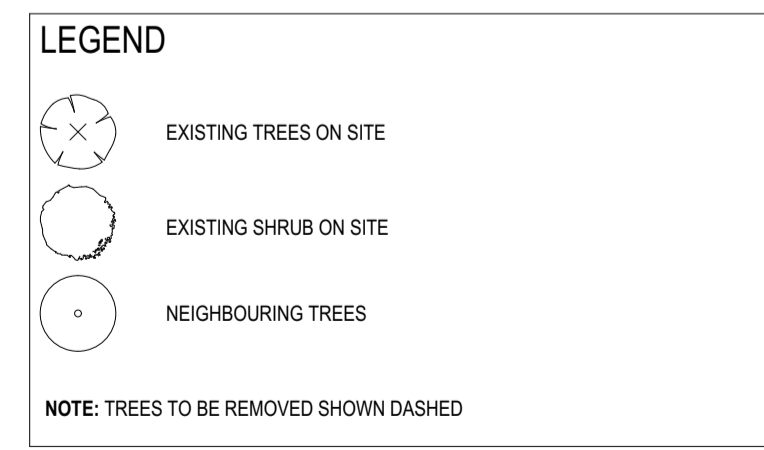
THE DEVELOPMENT AT 118-120 MANNINGHAM ROAD BULLEEN, 3105, TO IMPLEMENT ALL RECOMMENDATIONS AS PER REPORT PREPARED BY FRATER ENERGY ASSESSORS, WASTE MANAGEMENT PLAN, DATED 14 SEPTEMBER 2015 AND ALL RELEVANT APPENDICES.

ACOUSTIC REPORT

THE DEVELOPMENT AT 118-120 MANNINGHAM ROAD BULLEEN, 3105, TO IMPLEMENT ALL RECOMMENDATIONS AS PER REPORT PREPARED BY SLR CONSULTING AUSTRALIA PTY, PLANNING NOISE ASSESSMENT REPORT, NUMBER 640.11166-R1, REVISION 0, DATED 8 SEPTEMBER AND ALL RELEVANT APPENDICES.

TRAFFIC REPORT

THE DEVELOPMENT AT 118-120 MANNINGHAM ROAD BULLEEN, 3105, TO IMPLEMENT ALL RECOMMENDATIONS AS PER REPORT PREPARED BY M.L. TRAFFIC ENGINEERS, ACCESS AND CAR PARKING LAYOUT REVIEW AND VISITOR'S PARKING DISPENSATION A1514296V TRAFFIC REPORT 1A, DATED 11 SEPTEMBER 2015 AND ALL RELEVANT APPENDICES.



Revision	Date	Description
REV. A:	01 - OCTOBER - 2015	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO.: PL151925340
REV. B:	30 - SEPTEMBER - 2015	CLARIFICATION REGARDING CROSSOVERS
REV. C:	29 - FEBRUARY - 2016	OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS
REV. D:	29 - APRIL - 2016	DRAWINGS MODIFIED IN RESPONSE TO COUNCILS CONCERNS

Revision	Date	Description
REV. E:	04 - JULY - 2016	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO.: PL151925340 DATED: 06/06/2016



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Project
118-120 MANNINGHAM ROAD BULLEEN

Drawing Title
DESIGN RESPONSE PLAN

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

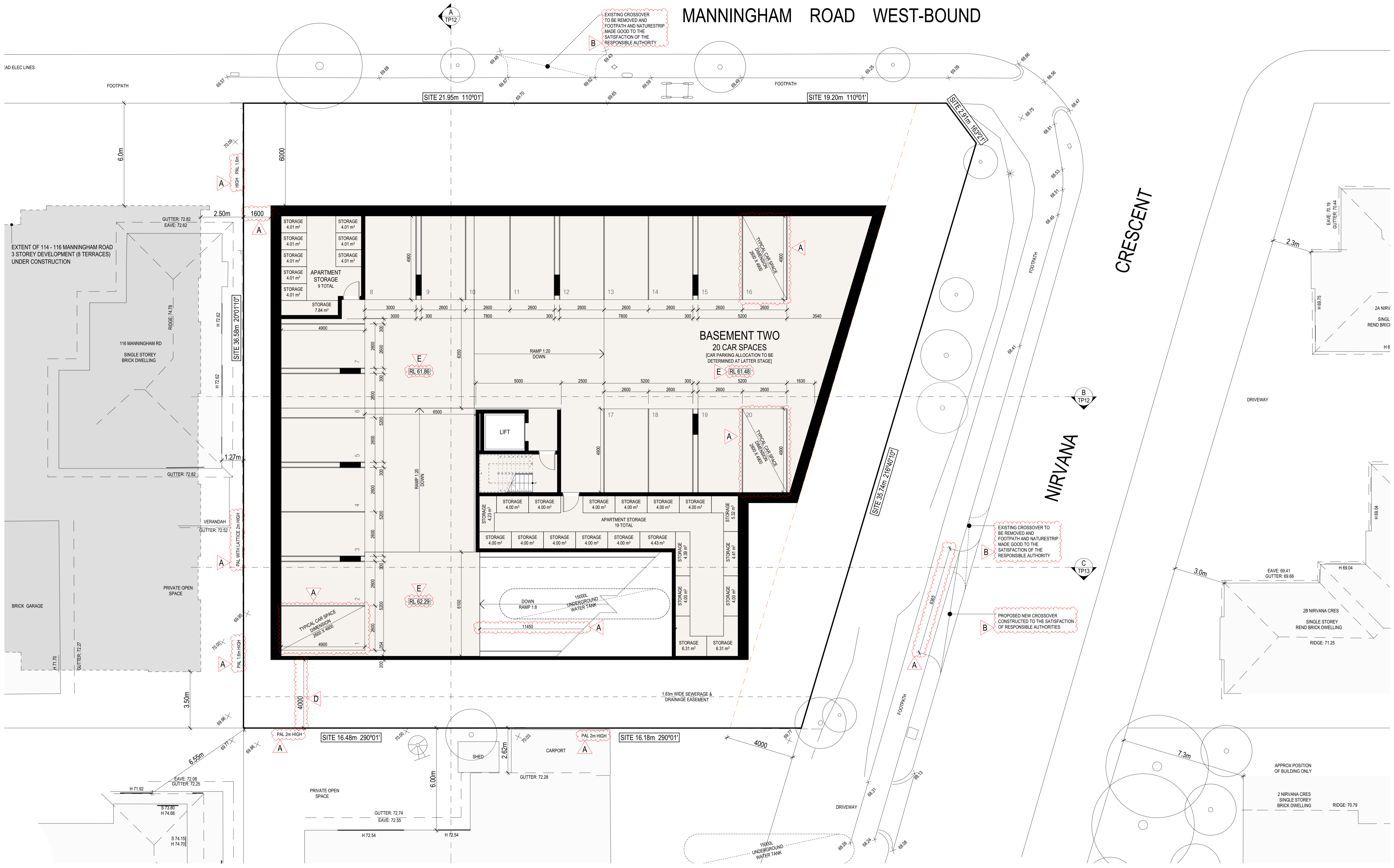
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Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



Revision
REV. A: 01 - OCTOBER - 2015
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 CLARIFICATION REGARDING CROSSOVERS

REV. C: 29 - FEBRUARY - 2016
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REV. D: 29 - APRIL - 2016
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Revision
REV. E: 04 - JULY - 2016
 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION
 APPLICATION NO.: PL151025340 DATED: 06/06/2016

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Project
**118-120 MANNINGHAM ROAD
 BULLEEN**

Drawing Title
BASEMENT TWO PLAN

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

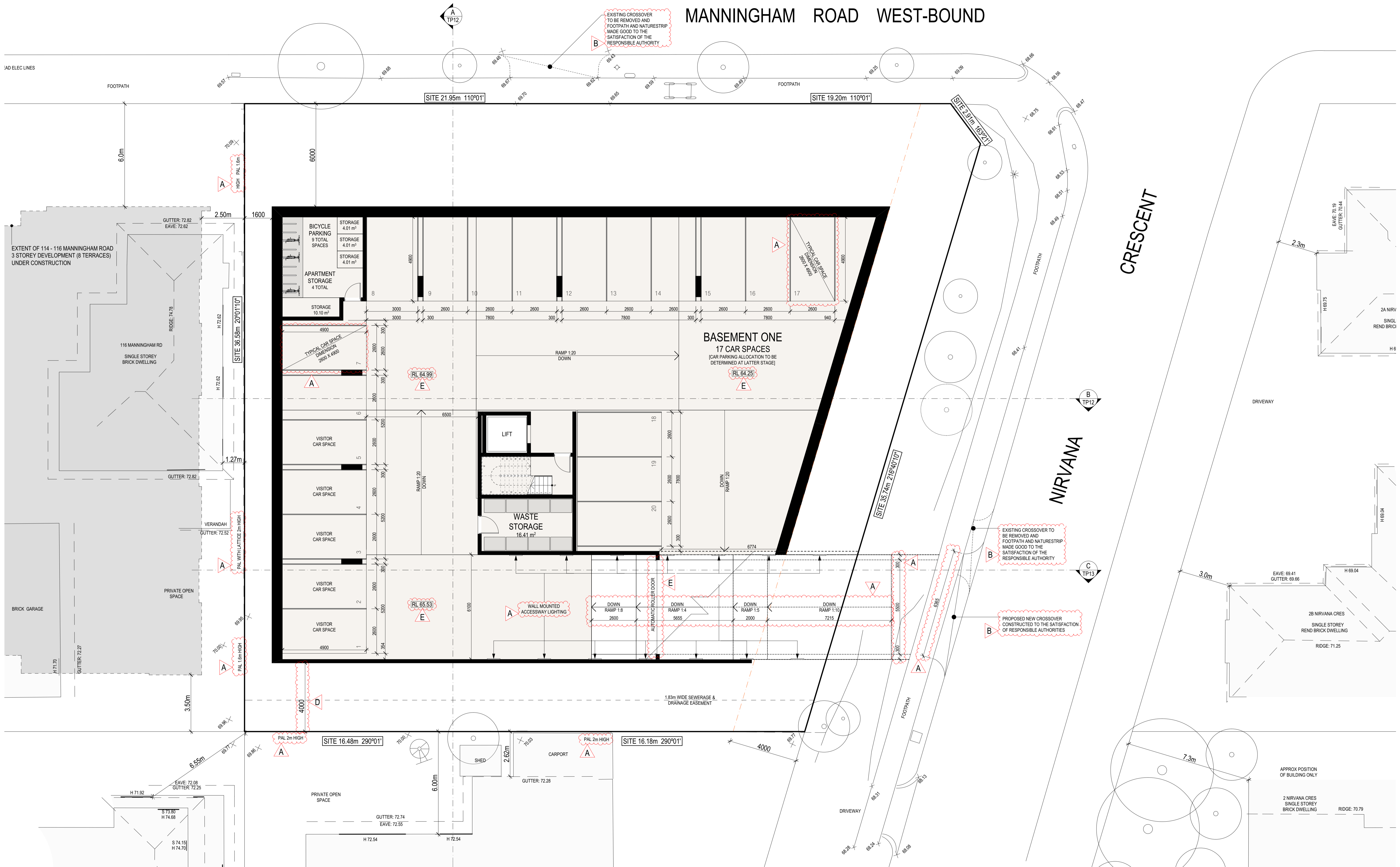
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Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



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 REV. E: 04-JULY-2016
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Project
 118-120 MANNINGHAM ROAD
 BULLEEN
 Drawing Title
 BASEMENT ONE PLAN

TOWN PLANNING APPLICATION
 Drawn
 J.M.
 Job No.
 14-54
 Drawing No.
 TP04
 Scale
 1:100 @ A1
 Date
 04-07-2016
 Revision
 REV. E

MANNINGHAM ROAD WEST-BOUND



AREA ANALYSIS

SITE AREA	1391.13 m ²
SITE COVERAGE	65.72% 914.23 m ²
IMPERMEABLE	72.75% 1012.02 m ²
No. OF DWELLINGS PROPOSED	32

FLOOR AREA ANALYSIS

GROUND FLOOR	76391 m ²
BASEMENT ONE	112.92% 862.62 m ²
BASEMENT TWO	111.12% 848.89 m ²
FIRST FLOOR	100.91% 770.89 m ²
SECOND FLOOR	90.46% 691.02 m ²
THIRD FLOOR	64.25% 490.79 m ²
ROOFTOP TERRACE	57.10% 436.21 m ²

NOTE: FLOOR AREA EXCLUDES BALCONIES

DWELLING No.	TOTAL FLOOR AREA	P.O.S.
APARTMENT 1	65.26 m ²	25.30 m ²
APARTMENT 2	72.31 m ²	33.26 m ²
APARTMENT 3	65.20 m ²	54.52 m ²
APARTMENT 4	83.93 m ²	23.17 m ²
APARTMENT 5	73.62 m ²	23.37 m ²
APARTMENT 6	77.95 m ²	60.90 m ²
APARTMENT 7	73.46 m ²	34.85 m ²
APARTMENT 8	76.35 m ²	34.85 m ²
APARTMENT 9	82.22 m ²	88.25 m ²
APARTMENT 10	59.11 m ²	13.73 m ²
APARTMENT 11	60.28 m ²	13.77 m ²
APARTMENT 12	49.93 m ²	13.38 m ²
APARTMENT 13	68.50 m ²	11.26 m ²
APARTMENT 14	69.74 m ²	12.68 m ²
APARTMENT 15	68.33 m ²	8.10 m ²
APARTMENT 16	80.87 m ²	13.10 m ²
APARTMENT 17	73.42 m ²	12.70 m ²
APARTMENT 18	83.99 m ²	12.70 m ²
APARTMENT 19	95.66 m ²	27.70 m ²
APARTMENT 20	89.06 m ²	24.81 m ²
APARTMENT 21	73.19 m ²	26.47 m ²
APARTMENT 22	74.54 m ²	9.29 m ²
APARTMENT 23	90.75 m ²	12.45 m ²
APARTMENT 24	64.30 m ²	28.85 m ²
APARTMENT 25	73.99 m ²	13.20 m ²
APARTMENT 26	83.99 m ²	13.07 m ²
APARTMENT 27	95.66 m ²	27.70 m ²
APARTMENT 28	70.60 m ²	11.81 m ²
APARTMENT 29	83.11 m ²	29.16 m ²
APARTMENT 30	90.94 m ²	24.27 m ²
APARTMENT 31	97.25 m ²	72.47 m ²
APARTMENT 32	94.92 m ²	53.63 m ²

ON-SITE CAR PARKING ANALYSIS

RESIDENT CAR SPACE	32	TOTAL RESIDENTIAL SPACES	32
VISITOR CAR SPACE	5	TOTAL VISITOR SPACES	5
			37

NOTE: LANDSCAPING SHOWN IS INDICATIVE ONLY. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND DETAILS.

RL70.000 [R.W.] TOP OF RETAINING WALL LEVEL

Revision
 REV. A: 01-OCTOBER-2015
 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION
 APPLICATION NO.: PL151925340
 REV. B: 30-SEPTEMBER-2015
 CLARIFICATION REGARDING CROSSOVERS
 REV. C: 29-FEBRUARY-2016
 OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS
 REV. D: 29-APRIL-2016
 DRAWINGS MODIFIED IN RESPONSE TO COUNCILS CONCERNS

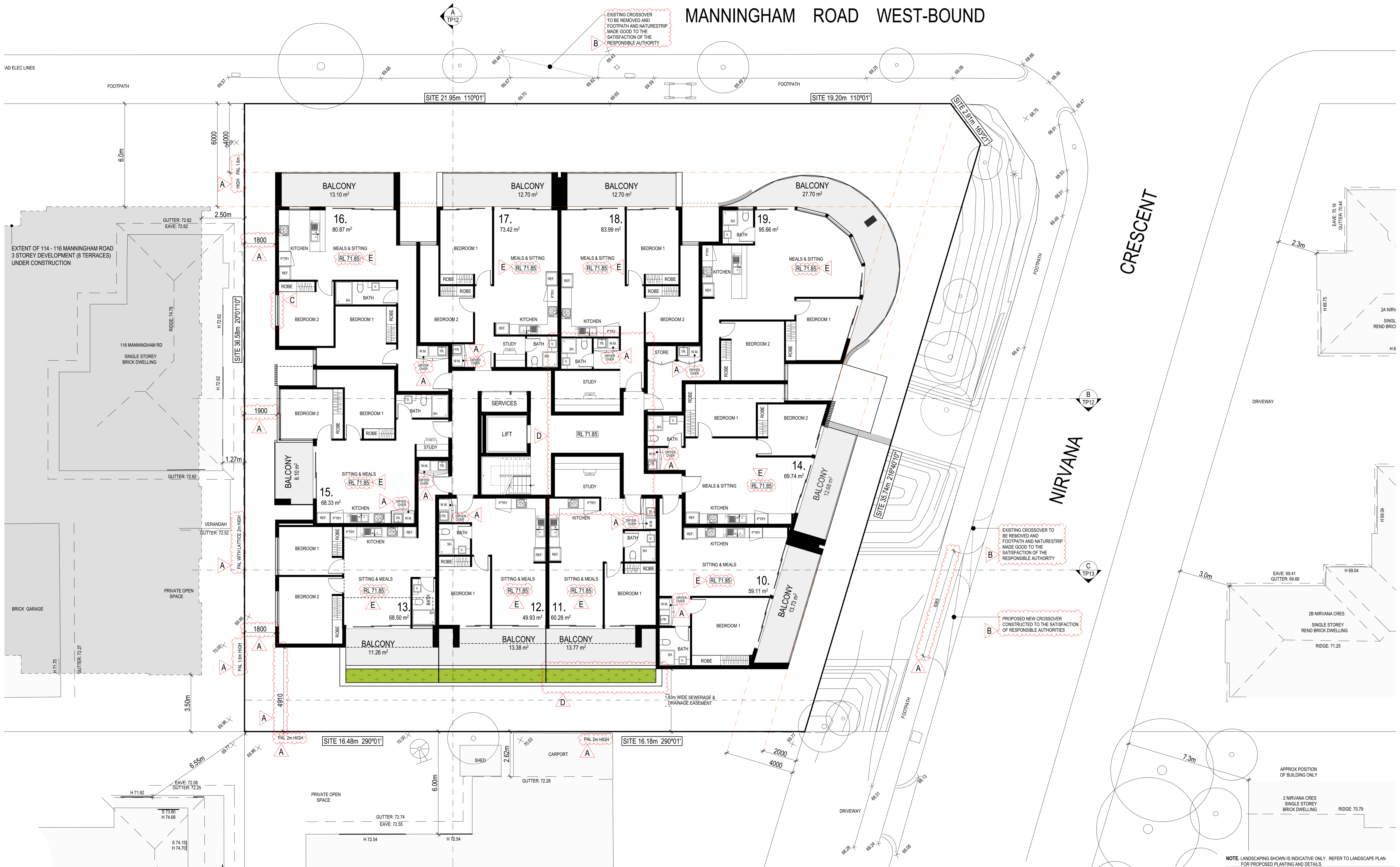
Revision
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 APPLICATION NO.: PL151925340 DATED: 06/06/2016

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Project
 118-120 MANNINGHAM ROAD
 BULLEEN
 Drawing Title
 GROUND FLOOR PLAN

TOWN PLANNING APPLICATION
 Drawn
 J.M.
 Job No.
 14-54
 Drawing No.
 TP05
 Scale
 1:100, 1:1 @ A1
 Date
 04-07-2016
 Revision
 REV. E

MANNINGHAM ROAD WEST-BOUND



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Project
118-120 MANNINGHAM ROAD BULLEEN

Drawing Title
FIRST FLOOR PLAN

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

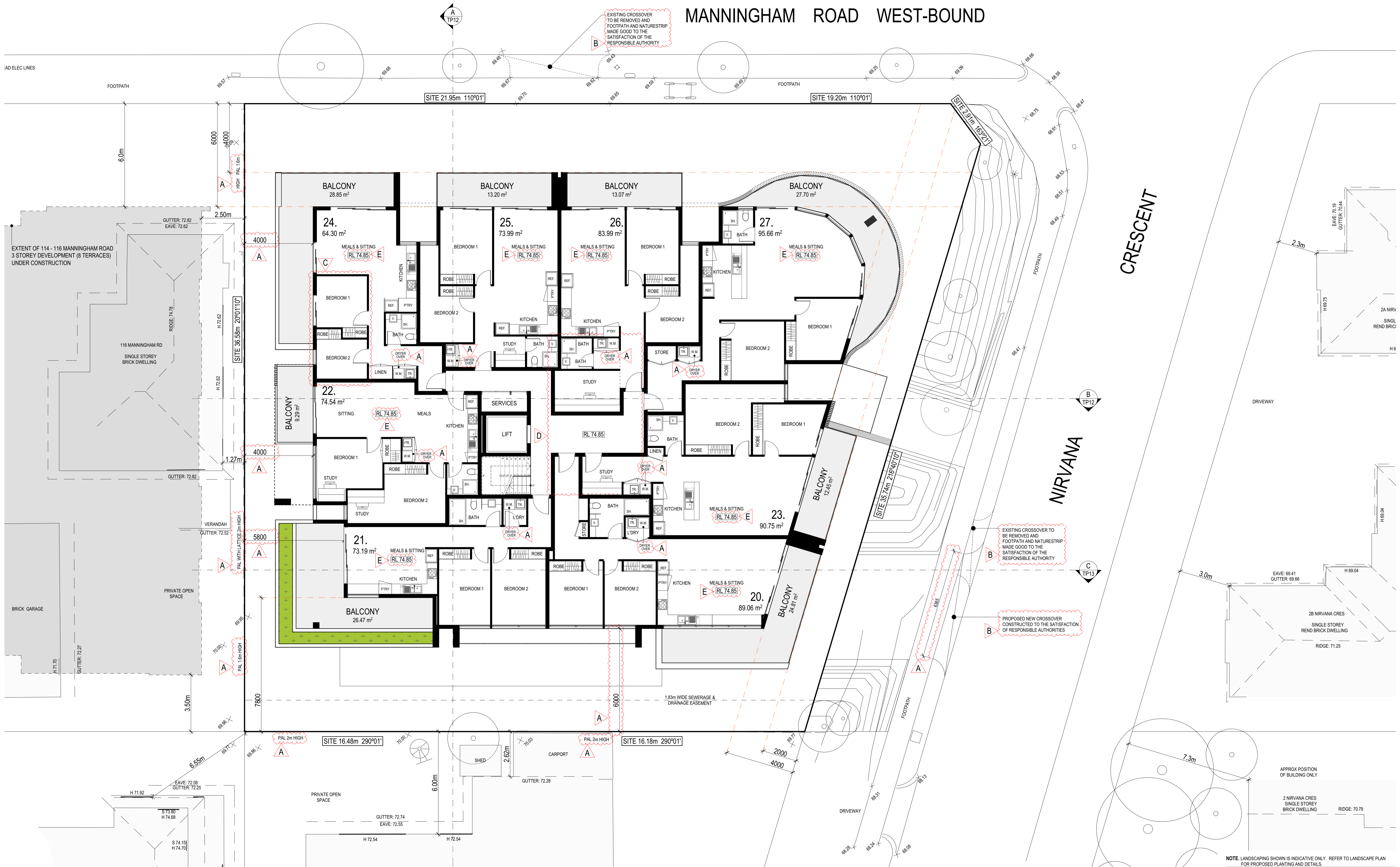
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TP06

Scale
1:100 @ A1

Date
04-07-2016

Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



Revision	Date	Description
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Project
118-120 MANNINGHAM ROAD BULLEEN

Drawing Title
SECOND FLOOR PLAN

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

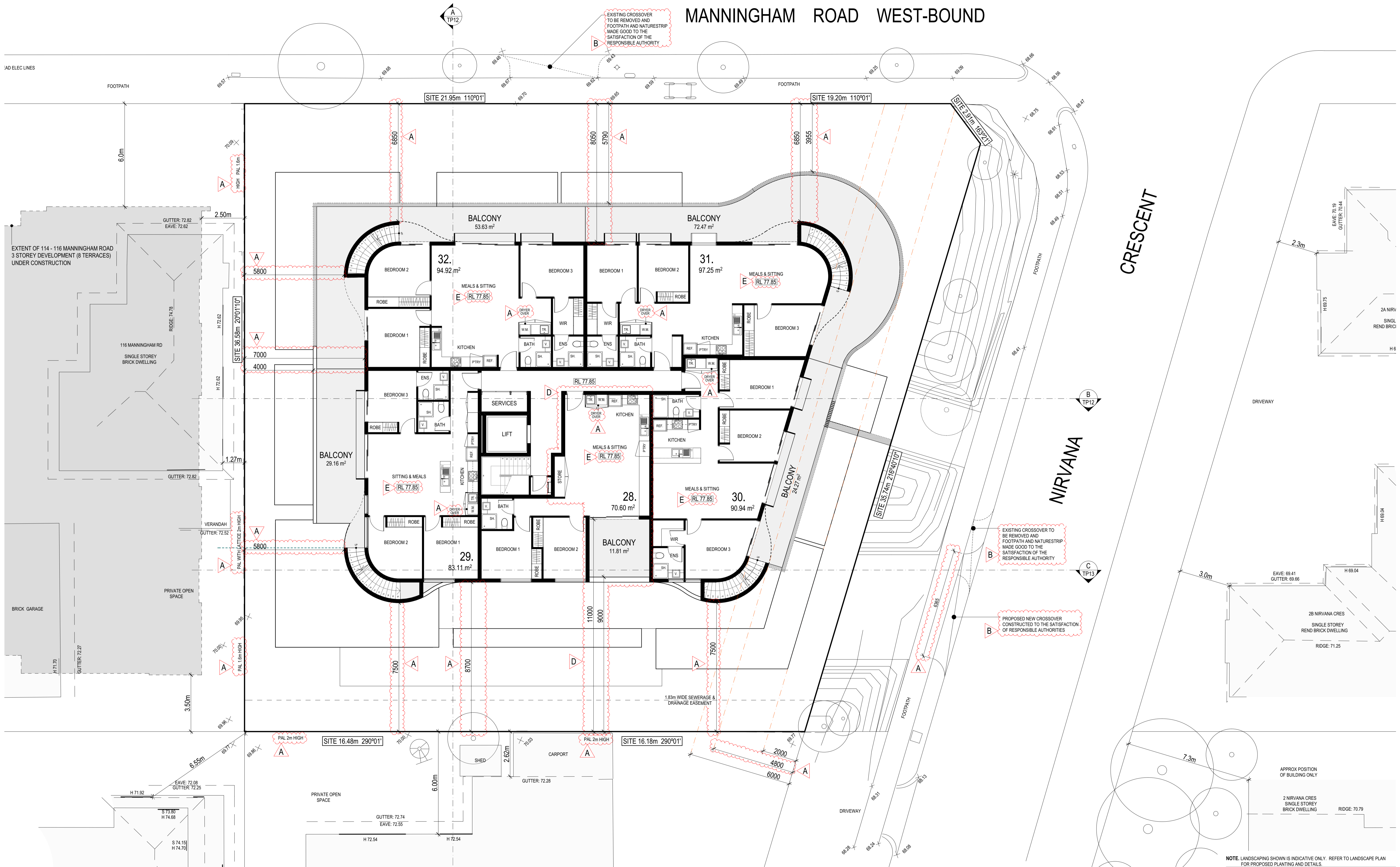
Drawing No.
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Scale
1:100 @ A1

Date
04-07-2016

Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



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Revision
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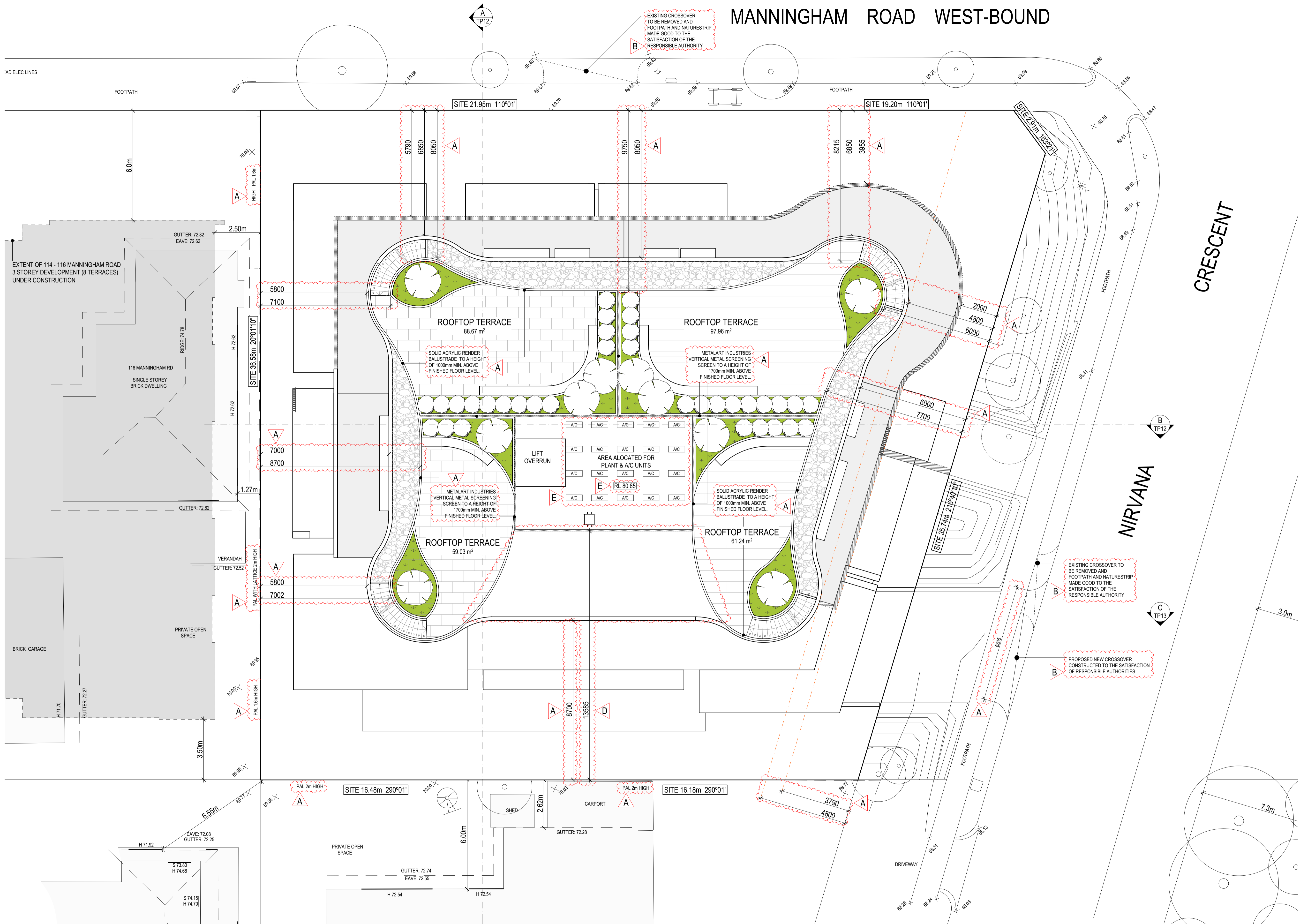


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Project
 118-120 MANNINGHAM ROAD
 BULLEEN
 Drawing Title
 THIRD FLOOR PLAN

TOWN PLANNING APPLICATION
 Drawn
 J.M.
 Job No.
 14-54
 Drawing No.
 TP08
 Scale
 1:100 @ A1
 Date
 04-07-2016
 Revision
 REV. E

MANNINGHAM ROAD WEST-BOUND



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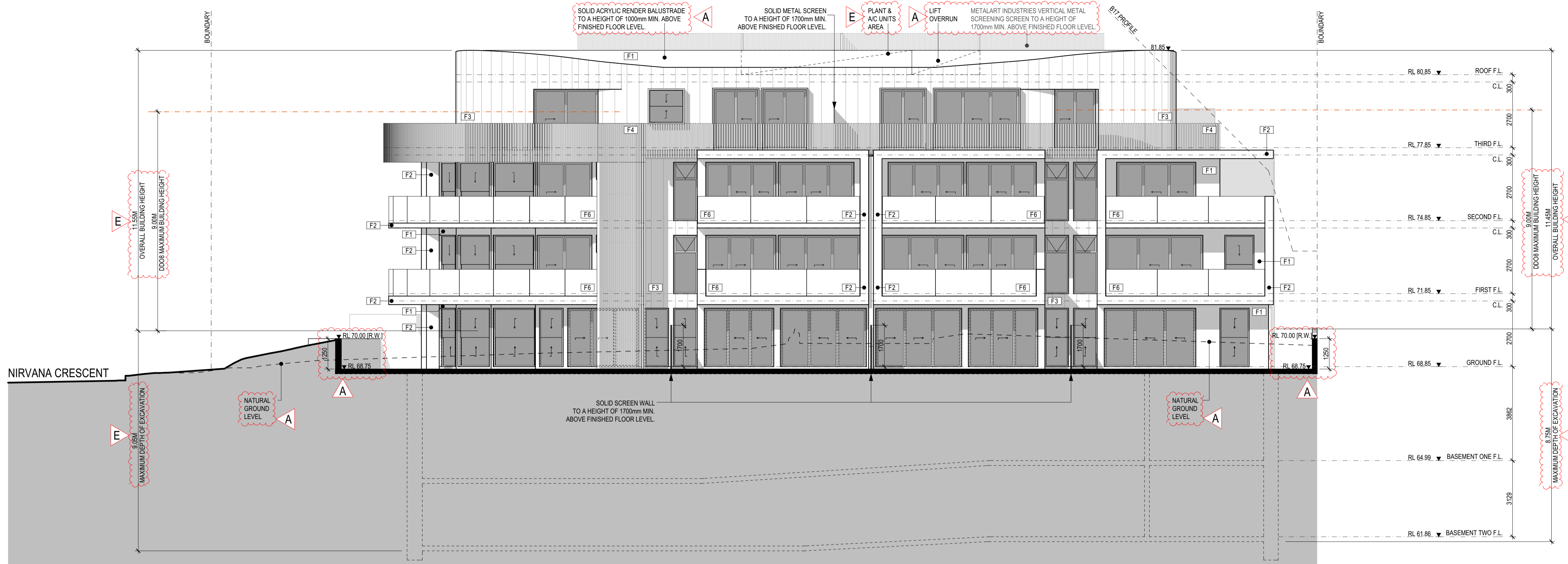
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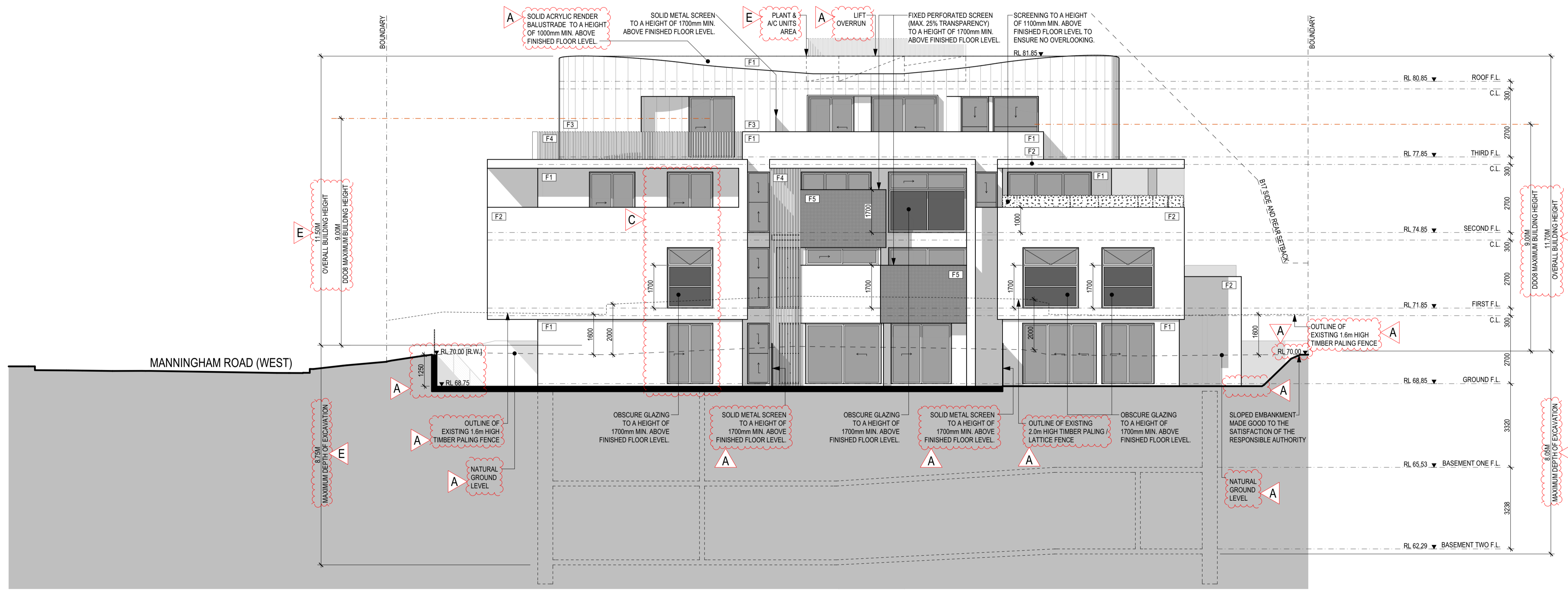
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Project
**118-120 MANNINGHAM ROAD
 BULLEEN**
 Drawing Title
ROOF PLAN

TOWN PLANNING APPLICATION
 Drawn
J.M.
 Job No.
14-54
 Drawing No.
TP09
 Scale
1:100 @ A1
 Date
04-07-2016
 Revision
REV. E



NORTH ELEVATION
SCALE @ A1 - 1:100



WEST ELEVATION
SCALE @ A1 - 1:100

EXTERNAL MATERIALS & FINISHES	
F1	ACRYLIC RENDER - DULUX COLOUR SPECIFIER PG1F1 "TRANQUIL RETREAT"
F2	ACRYLIC RENDER - DULUX COLOUR SPECIFIER PG1F1 "WESTERN MYALL"
F3	VM ZINC - COMPOSITE CLADDING "QUARTZ ZINC"
F4	METALART INDUSTRIES VERTICAL METAL SCREENING DULUX POWDER COATINGS - "BLACK" GLOSS FINISH
F5	LOCKER GROUP METAL PERFORATED SCREENING (MAX. 25% TRANSPARENCY) DULUX POWDER COATINGS - "BLACK" GLOSS FINISH
F6	BALCONY BALUSTRADE - GLASS
F7	WINDOW AWNINGS / BOXES & SIDE FENCES COLOURBOND STEEL "MONUMENT"
F8	WINDOW & DOOR FRAMES - DULUX POWDER COATINGS MATT FINISH "ETERNITY CITI SILVER PEARL"
F9	GARAGE DOOR, ROOF & DOWNPIPES COLOURBOND STEEL "SHALE GREY"

NOTE: NATURAL GROUND LEVEL SHOWN DASHED
RL 70.00 (R.W.) TOP OF RETAINING WALL LEVEL

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Project
118-120 MANNINGHAM ROAD BULLEEN

Drawing Title
ELEVATIONS - NORTH & WEST

TOWN PLANNING APPLICATION

Drawn
J.M.

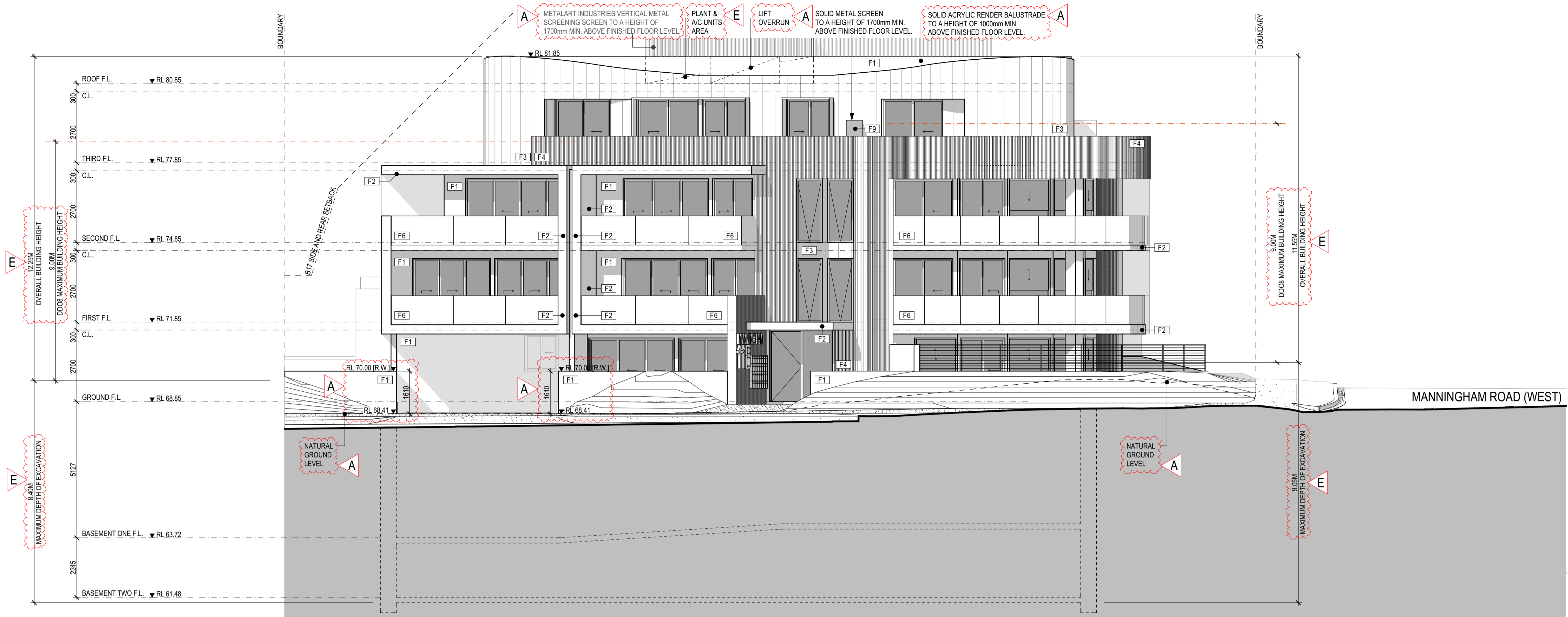
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Job No.
14-54

Date
04-07-2016

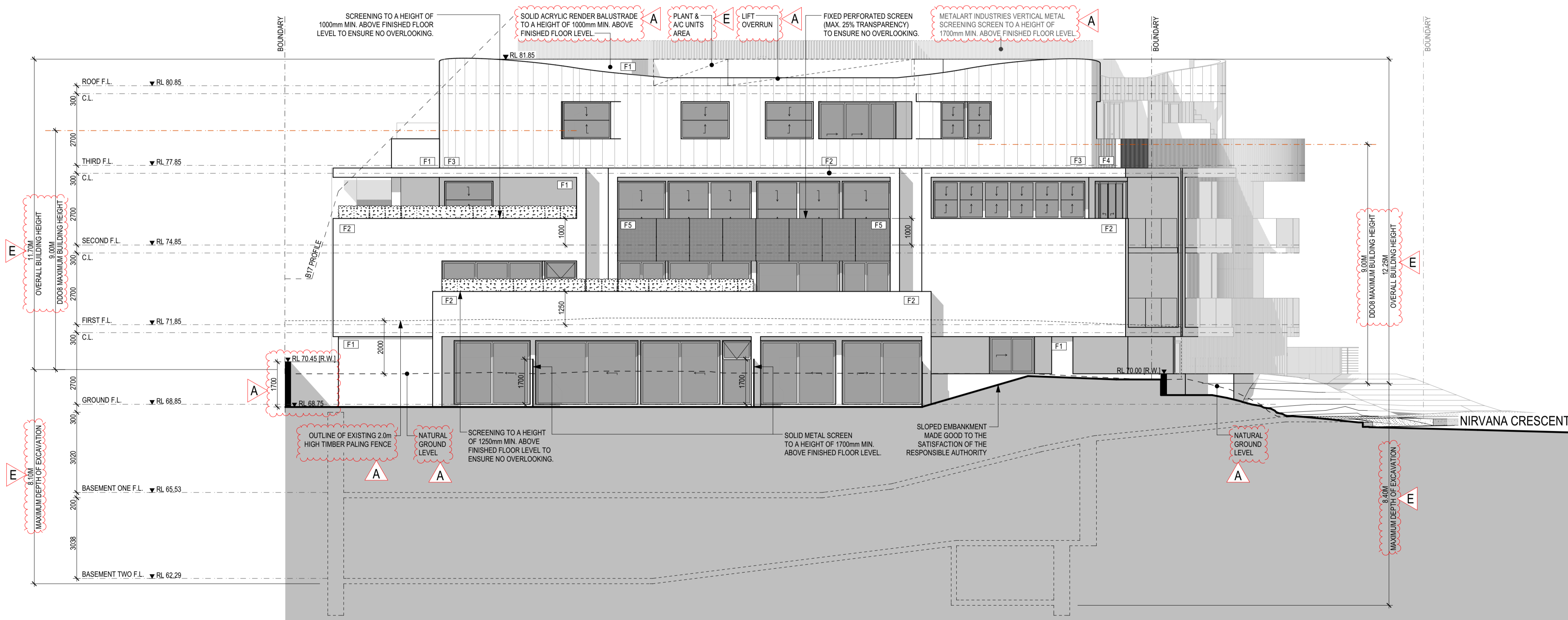
Drawing No.
TP10

Revision
REV. E



EAST ELEVATION

SCALE @ A1 - 1:100



SOUTH ELEVATION

SCALE @ A1 - 1:100

EXTERNAL MATERIALS & FINISHES	
F1	ACRYLIC RENDER - DULUX COLOUR SPECIFIER PG1F1 "TRANQUIL RETREAT"
F2	ACRYLIC RENDER - DULUX COLOUR SPECIFIER PG1F1 "WESTERN MYALL"
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F9	GARAGE DOOR, ROOF & DOWNPIPES COLOURBOND STEEL "SHALE GREY"

NOTE: NATURAL GROUND LEVEL SHOWN DASHED
RL 70.000 [R.W.] TOP OF RETAINING WALL LEVEL

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Project
**118-120 MANNINGHAM ROAD
BULLEEN**

Drawing Title
ELEVATIONS - SOUTH & EAST

TOWN PLANNING APPLICATION

Drawn
J.M.

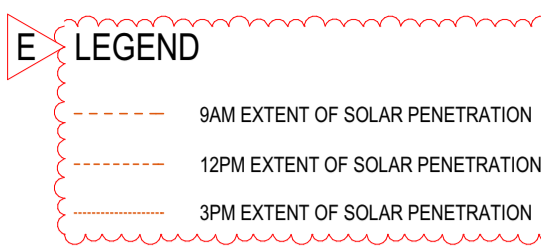
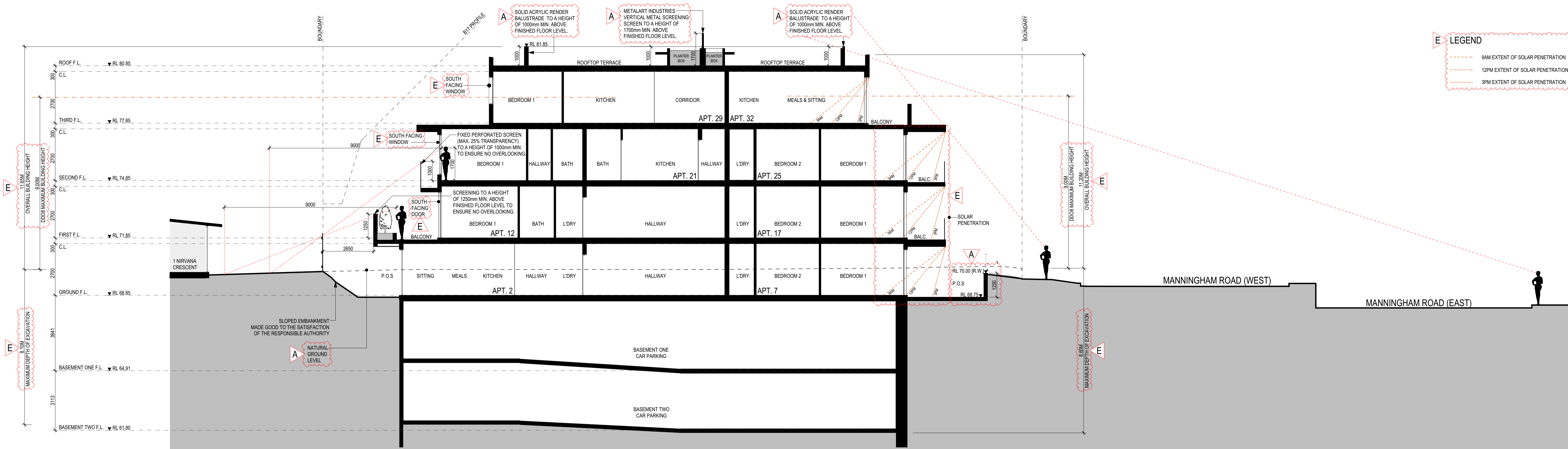
Job No.
14-54

Drawing No.
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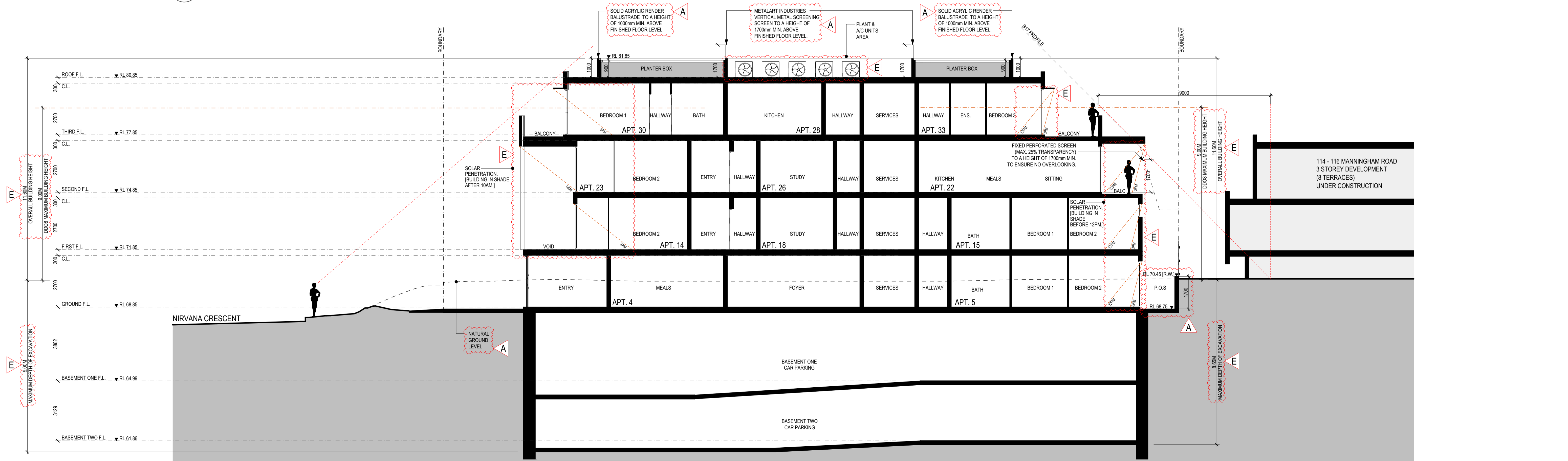
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Date
04-07-2016

Revision
REV. E



A
TP05
SECTION A
SCALE @ A1 - 1:100



B
TP05
SECTION B
SCALE @ A1 - 1:100

NOTE: NATURAL GROUND LEVEL SHOWN DASHED
RL 70.00 (R.W.) TOP OF RETAINING WALL LEVEL

Revision	Revision
REV. A: 01 - OCTOBER - 2015 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO. PL15/025340	REV. E: 04 - JULY - 2016 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO. PL15/025340 DATED: 06/06/2016
REV. B: 30 - SEPTEMBER - 2015 CLARIFICATION REGARDING CROSSOVERS	
REV. C: 29 - FEBRUARY - 2016 OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS	
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Project
**118-120 MANNINGHAM ROAD
BULLEEN**

Drawing Title
SECTIONS - A & B

TOWN PLANNING APPLICATION

Drawn
J.M.

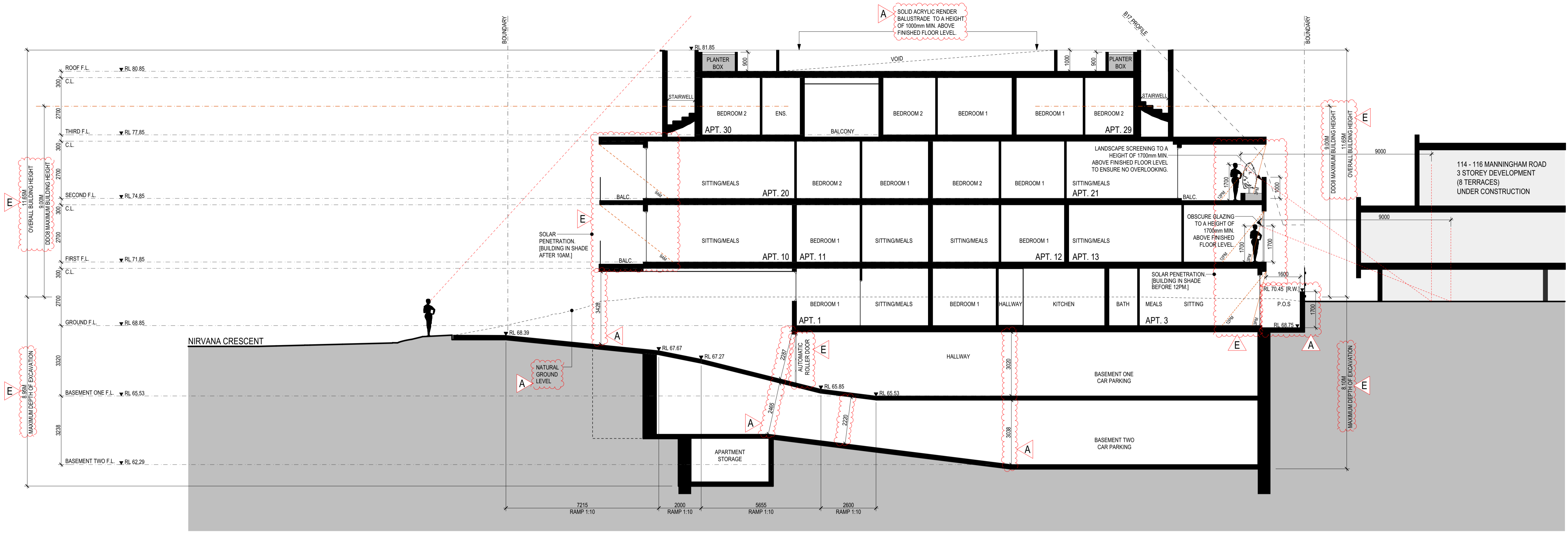
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Job No.
14-54

Date
04-07-2016

Drawing No.
TP12

Revision
REV. E



C
TP05

SECTION C
SCALE @ A1 - 1:100

NOTE: NATURAL GROUND LEVEL SHOWN DASHED
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Revision	Date	Description
REV. A:	01 - OCTOBER - 2015	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO.: PL15/025340
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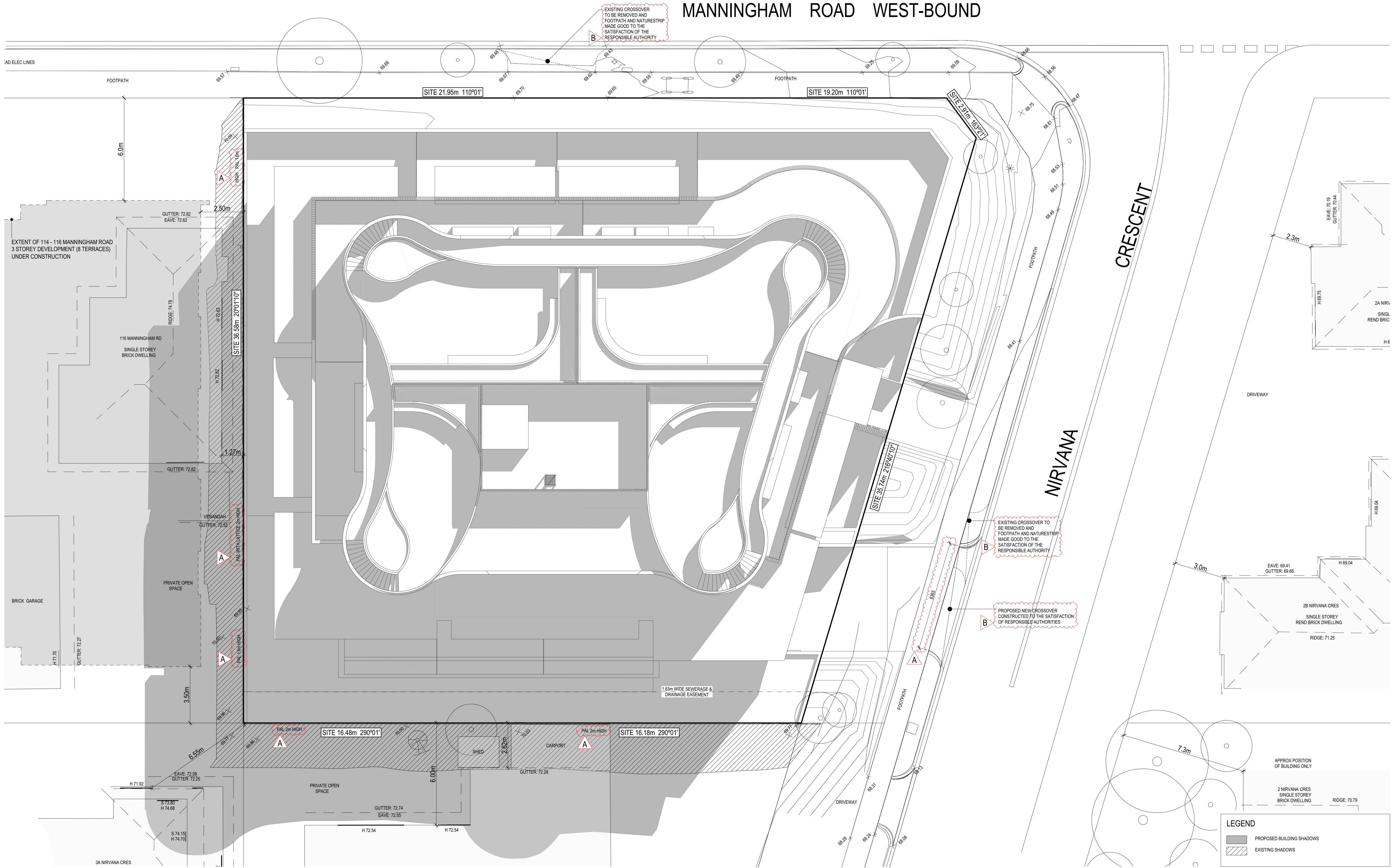
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Project
**118-120 MANNINGHAM ROAD
BULLEEN**
Drawing Title
SECTIONS - C

TOWN PLANNING APPLICATION
Drawn
J.M.
Job No.
14-54
Drawing No.
TP13

Scale
1:100 @ A1
Date
04-07-2016
Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



Revision	Date	Description
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Project
**118-120 MANNINGHAM ROAD
BULLEEN**

Drawing Title
SHADOW EQUINOX 9AM SEPT. 22

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

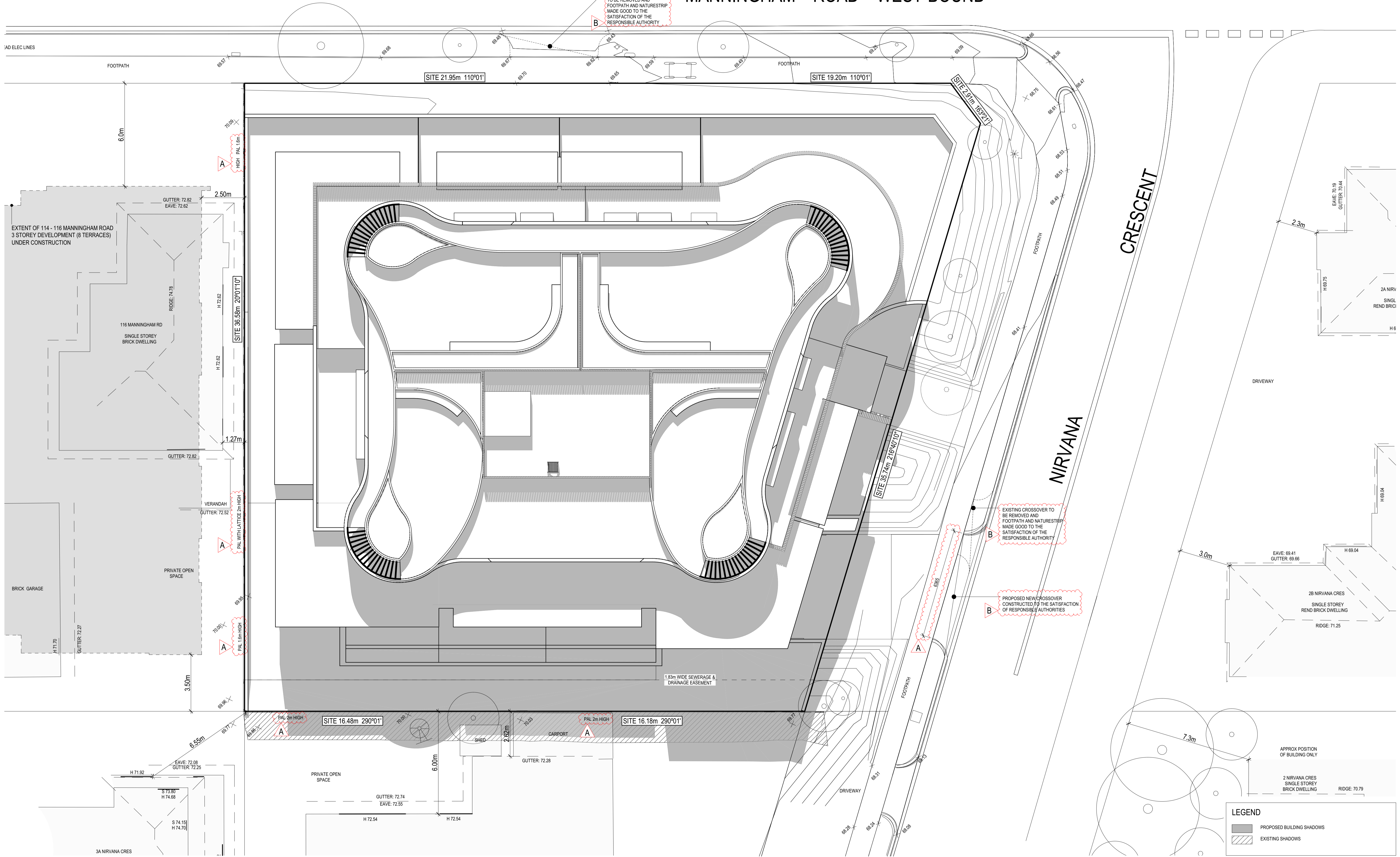
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TP14

Scale
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Date
04-07-2016

Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



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Project
**118-120 MANNINGHAM ROAD
 BULLEEN**

Drawing Title
SHADOW EQUINOX 10AM SEPT. 22

LEGEND

■ PROPOSED BUILDING SHADOWS
 ▨ EXISTING SHADOWS

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

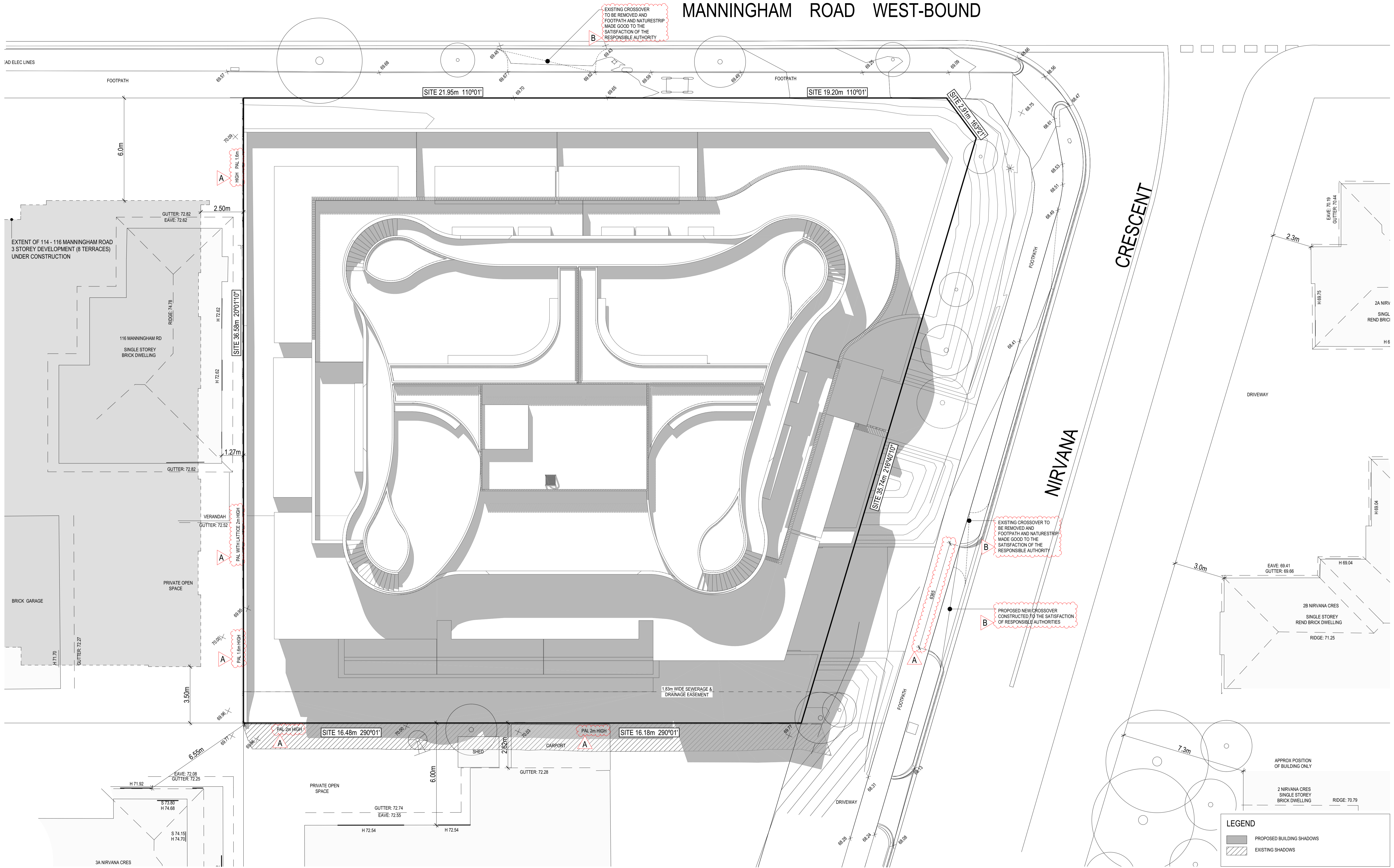
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TP15

Scale
1:100 @ A1

Date
04-07-2016

Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



LEGEND

- PROPOSED BUILDING SHADOWS
- EXISTING SHADOWS

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Project
**118-120 MANNINGHAM ROAD
 BULLEEN**

Drawing Title
SHADOW EQUINOX 12PM SEPT. 22

TOWN PLANNING APPLICATION

Drawn
J.M.

Job No.
14-54

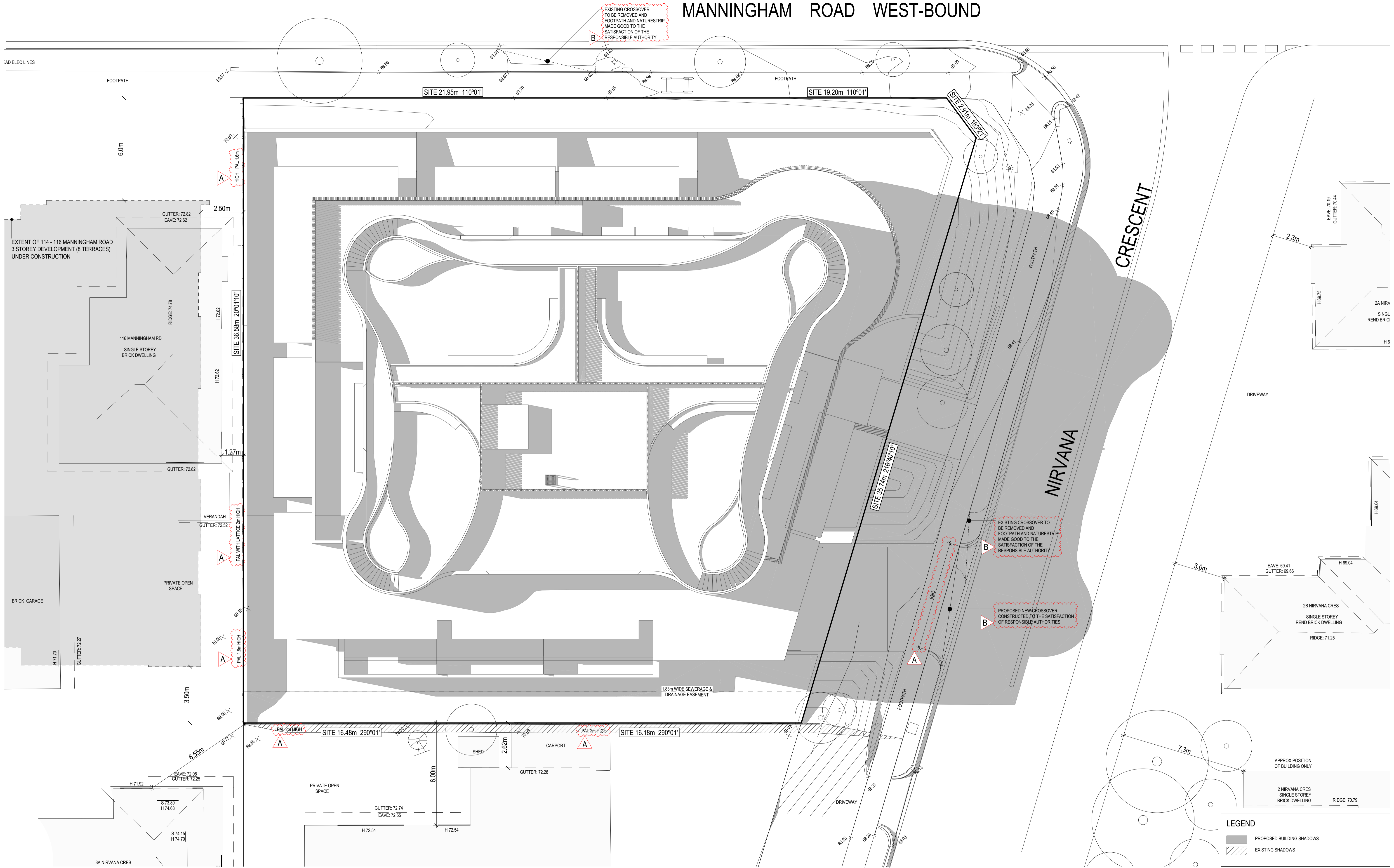
Drawing No.
TP16

Scale
1:100 @ A1

Date
04-07-2016

Revision
REV. E

MANNINGHAM ROAD WEST-BOUND



LEGEND

- PROPOSED BUILDING SHADOWS
- EXISTING SHADOWS

Revision
REV. A: 01 - OCTOBER - 2015
 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION
 APPLICATION NO.: PL15/025340

REV. B: 30 - SEPTEMBER - 2015
 CLARIFICATION REGARDING CROSSOVERS

REV. C: 29 - FEBRUARY - 2016
 OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS

REV. D: 29 - APRIL - 2016
 DRAWINGS MODIFIED IN RESPONSE TO COUNCILS CONCERNS

Revision
REV. E: 04 - JULY - 2016
 DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION
 APPLICATION NO.: PL15/025340 DATED: 06/06/2016

cornetta partners architects

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Project
**118-120 MANNINGHAM ROAD
 BULLEEN**

Drawing Title
SHADOW EQUINOX 3PM SEPT. 22

TOWN PLANNING APPLICATION

Drawn
J.M.

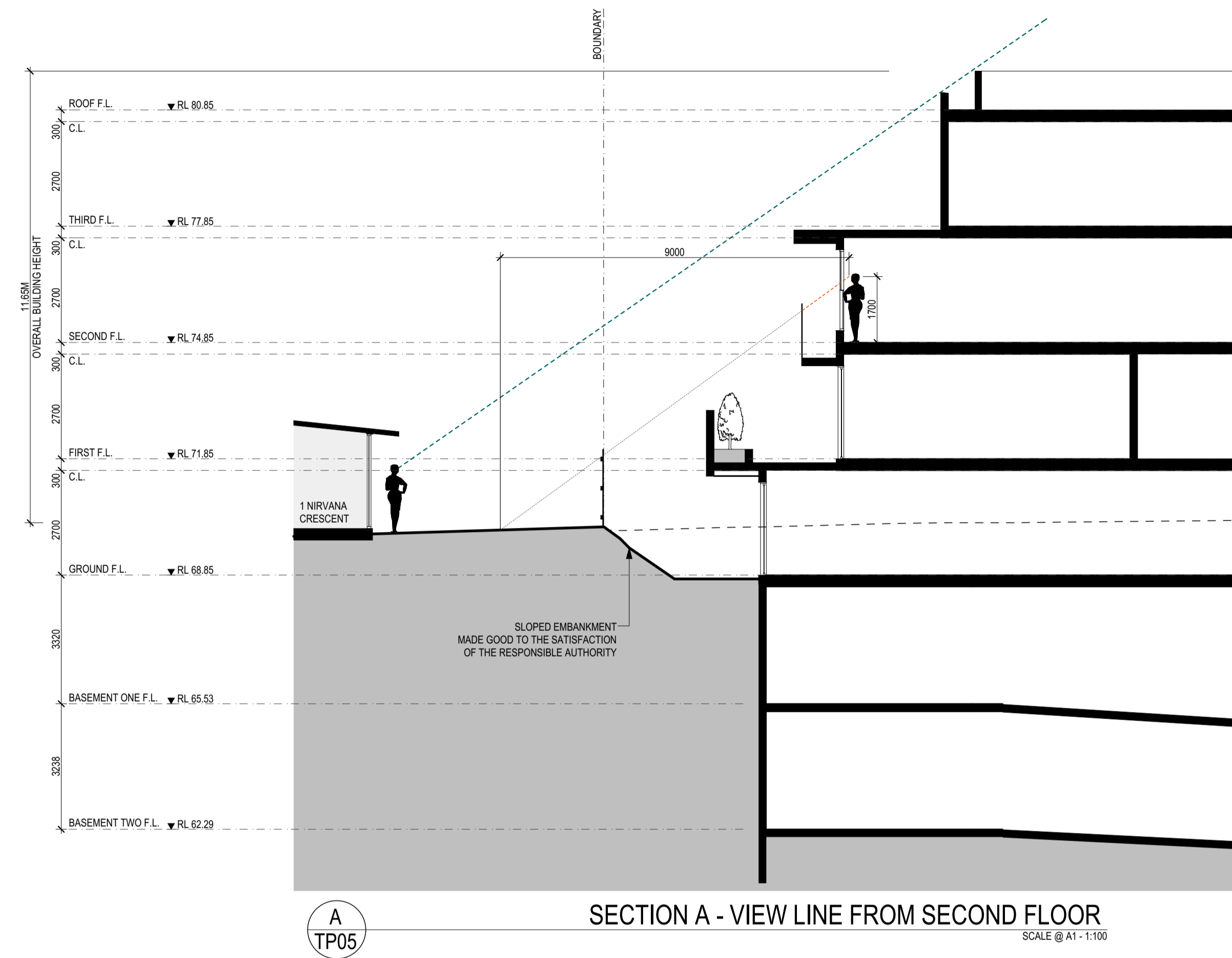
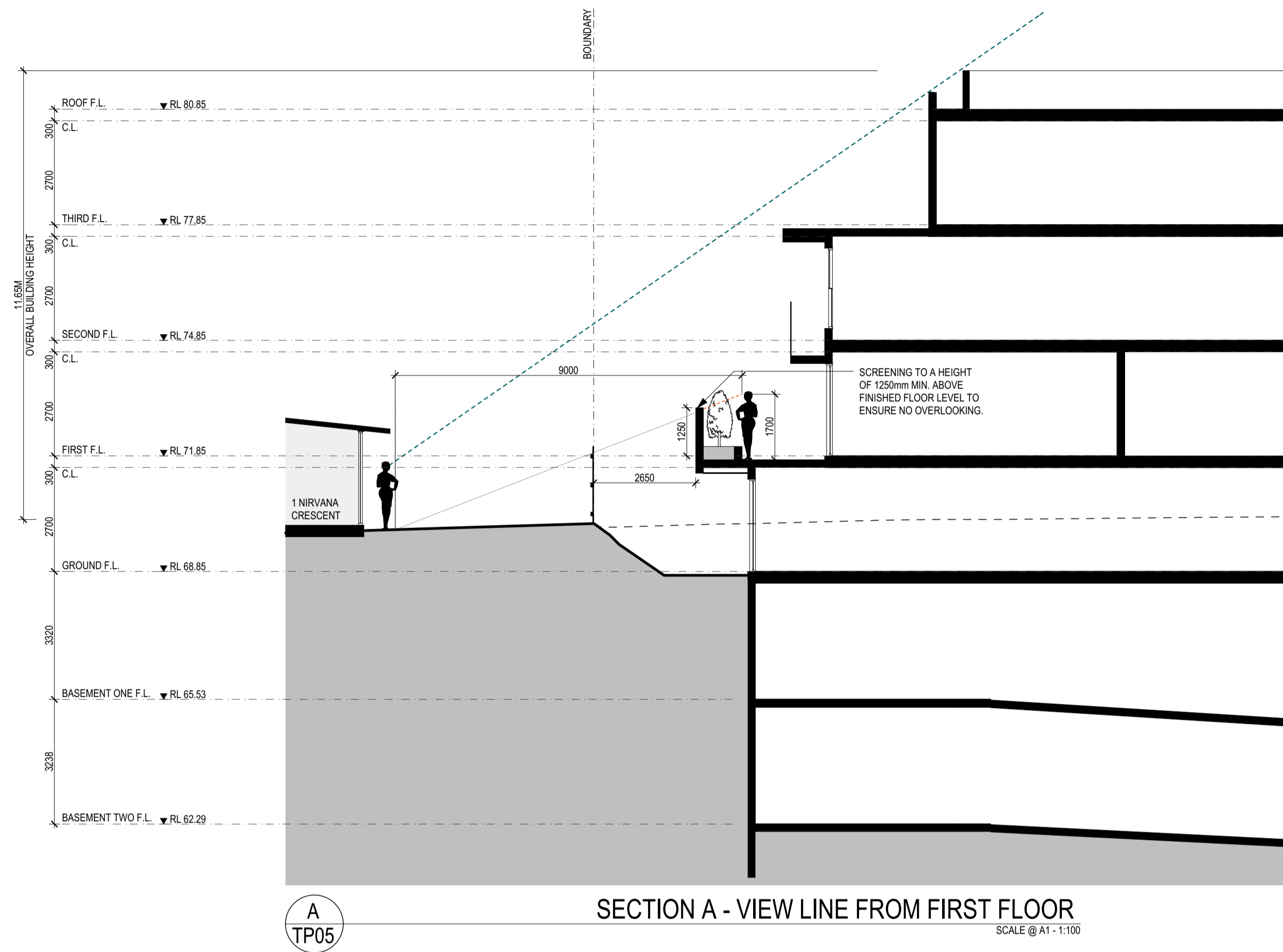
Job No.
14-54

Drawing No.
TP17

Scale
1:100 @ A1

Date
04-07-2016

Revision
REV. E



LEGEND	
	CONTINUOUS DIRECT LINE OF SIGHT
	OBSTRUCTED LINE OF SIGHT
	LENGTH OF OBSTRUCTED LINE OF SIGHT

Revision	Date	Description
REV. A:	01 - OCTOBER - 2015	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO. PL15/025340
REV. B:	30 - SEPTEMBER - 2015	CLARIFICATION REGARDING CROSSOVERS
REV. C:	29 - FEBRUARY - 2016	OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS
REV. D:	29 - APRIL - 2016	DRAWINGS MODIFIED IN RESPONSE TO COUNCILS CONCERNS

Revision	Date	Description
REV. E:	04 - JULY - 2016	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO. PL15/025340 DATED: 06/06/2016

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Project
**118-120 MANNINGHAM ROAD
BULLEEN**

Drawing Title
SECTION A - OVERLOOKING DIAGRAM

TOWN PLANNING APPLICATION

Drawn
J.M.

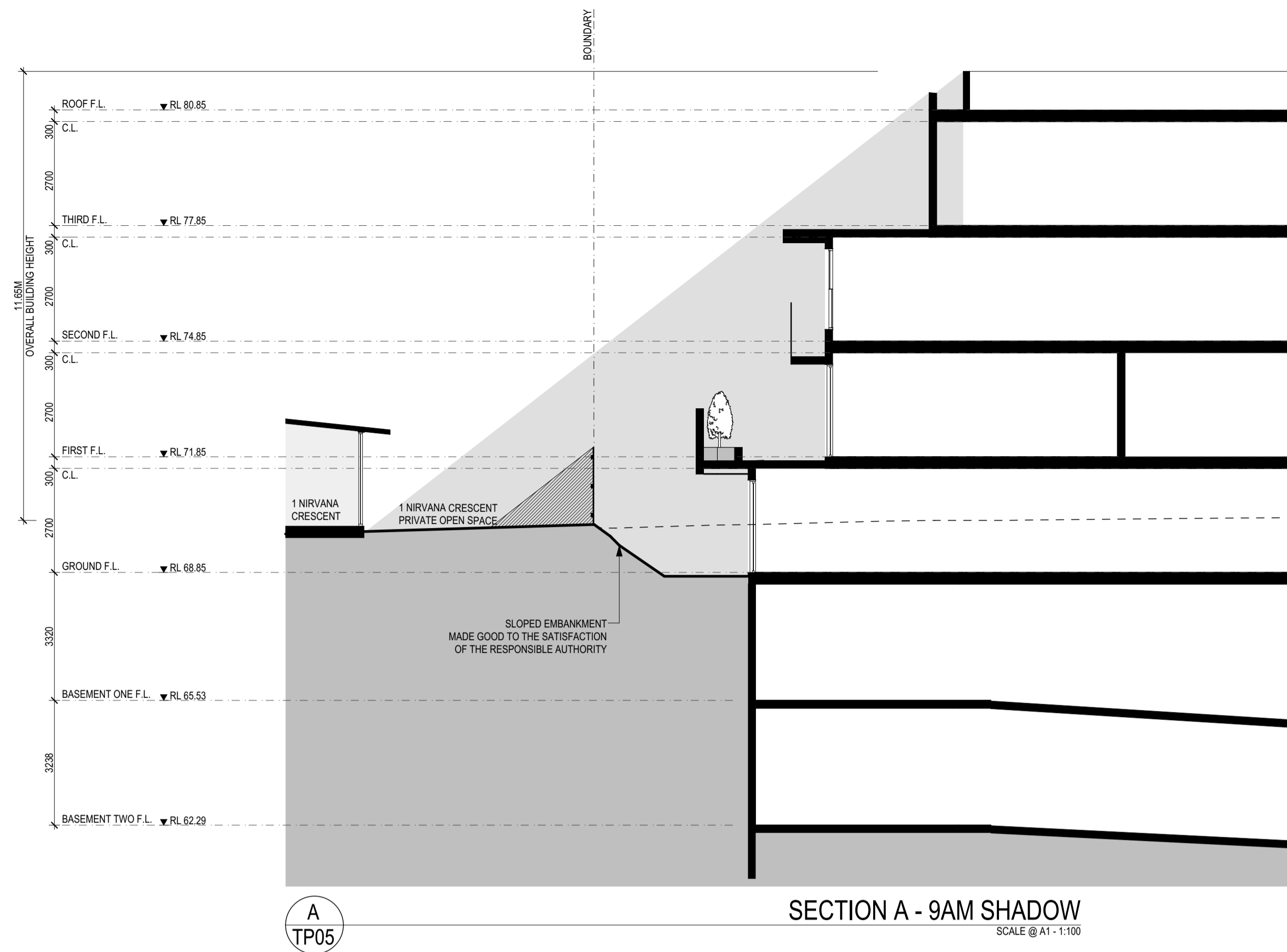
Scale
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Job No.
14-54

Date
04-07-2016

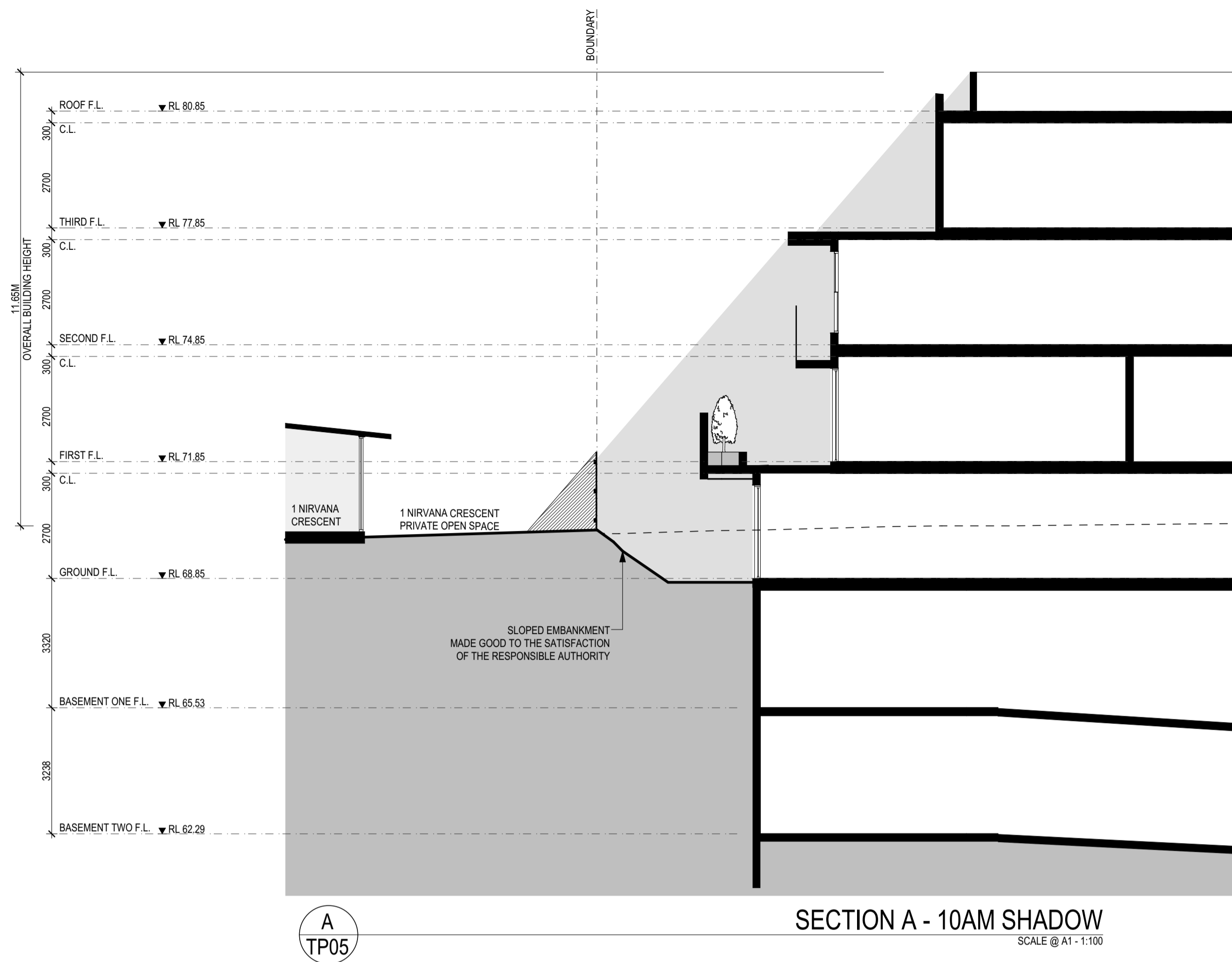
Drawing No.
TP18

Revision
REV. E



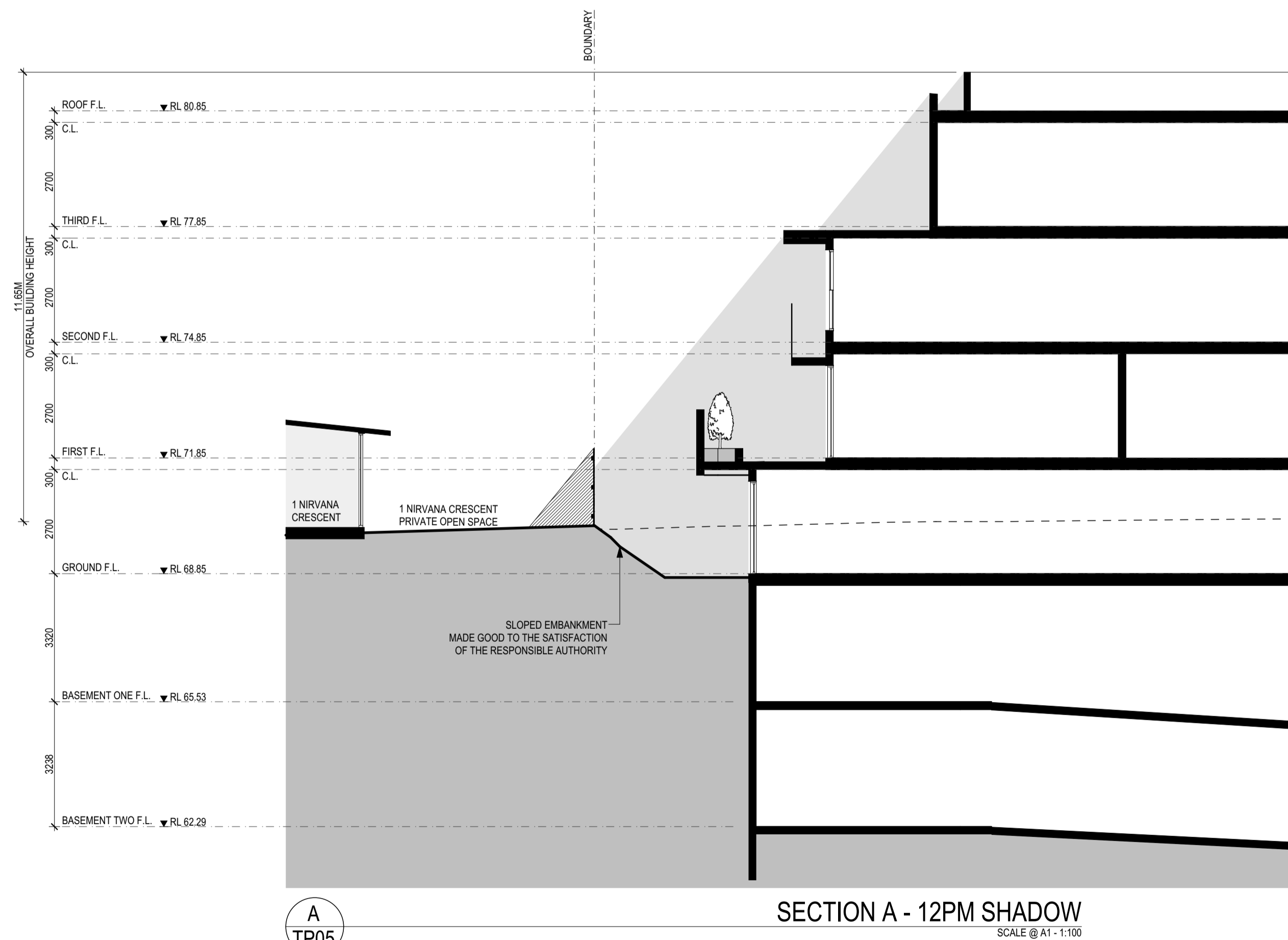
A
TP05

SECTION A - 9AM SHADOW
SCALE @ A1 - 1:100



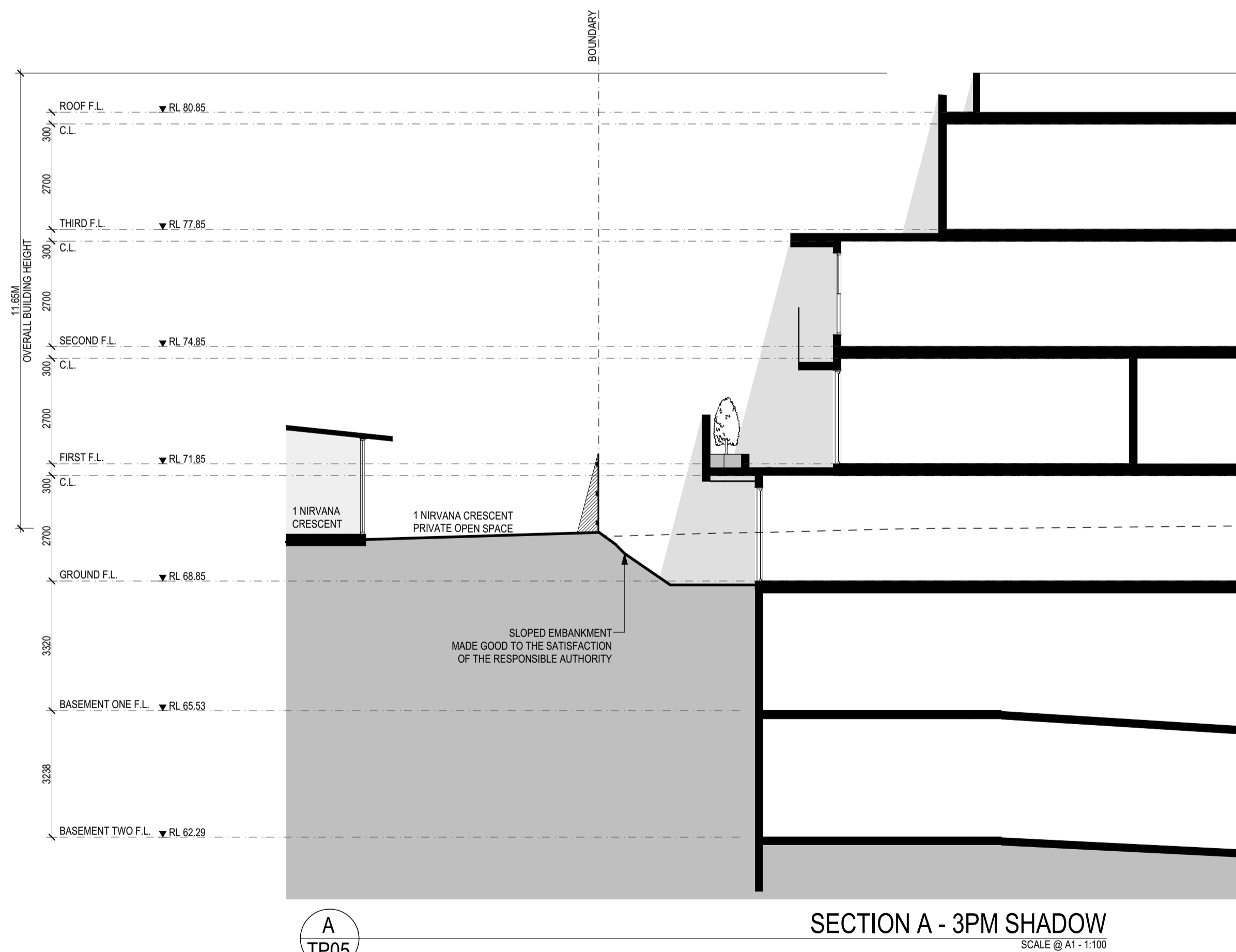
A
TP05

SECTION A - 10AM SHADOW
SCALE @ A1 - 1:100



A
TP05

SECTION A - 12PM SHADOW
SCALE @ A1 - 1:100



A
TP05

SECTION A - 3PM SHADOW
SCALE @ A1 - 1:100

LEGEND

- PROPOSED BUILDING SHADOWS
- EXISTING SHADOWS

NOTE: NATURAL GROUND LEVEL SHOWN DASHED - - - - -

Revision	Date	Description
REV. A:	01 - OCTOBER - 2015	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO. PL15/025340
REV. B:	30 - SEPTEMBER - 2015	CLARIFICATION REGARDING CROSSOVERS
REV. C:	29 - FEBRUARY - 2016	OVERLOOKING AND OVERSHADOWING SECTIONAL DIAGRAMS
REV. D:	29 - APRIL - 2016	DRAWINGS MODIFIED IN RESPONSE TO COUNCILS CONCERNS

Revision	Date	Description
REV. E:	04 - JULY - 2016	DRAWINGS MODIFIED IN RESPONSE TO REQUEST FOR FURTHER INFORMATION APPLICATION NO. PL15/025340 DATED: 06/06/2016



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Project
**118-120 MANNINGHAM ROAD
BULLEEN**
Drawing Title
SECTION A - OVERSHADOWING DIAGRAM

TOWN PLANNING APPLICATION

Drawn
J.M.
Job No.
14-54
Drawing No.
TP19

Scale
1:100 @ A1
Date
04-07-2016
Revision

REV. E



PROJECT No.
14-54

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MANNINGHAM ROAD
PERSPECTIVE IMAGE 1 - ALONG MANNINGHAM ROAD & NIRVANA CRESCENT
118-120 MANNINGHAM ROAD BULLEEN



PROJECT No.
14-54

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MANNINGHAM ROAD
PERSPECTIVE IMAGE 2 - ALONG MANNINGHAM ROAD
118-120 MANNINGHAM ROAD BULLEEN



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14-54

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MANNINGHAM ROAD
PERSPECTIVE IMAGE 3 - ALONG MANNINGHAM ROAD & NIRVANA CRESCENT
118-120 MANNINGHAM ROAD BULLEEN



PROJECT No.
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MANNINGHAM ROAD
PERSPECTIVE IMAGE 4 - ALONG NIRVANA CRESCENT
118-120 MANNINGHAM ROAD BULLEEN



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MANNINGHAM ROAD
E
PERSPECTIVE IMAGE 5 - ALONG NIRVANA CRESCENT
118-120 MANNINGHAM ROAD BULLEEN