



PROPOSED DEVELOPMENT AT
29-31 MANNINGHAM ROAD, BULLEEN

TOWN PLANNING PACKAGE

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SITE AREA:	1239m ²
BUILDING FOOTPRINT:	484m ²
SITE COVERAGE:	39%
PERMEABILITY:	286m ² /23%
BASEMENT SITE COVERAGE:	682m ² /55%

TOWNHOUSE NO.	GROUND (m ²)	FIRST (m ²)	SECOND (m ²)	YARD SPACE (m ²)	BALCONY (m ²)	SPOS (m ²)	POS (m ²)
1	56	62	37	155	33	26	59
2	55	61	36	152	38	25	63
3	55	61	36	152	38	25	63
4	55	61	36	152	39	26	65
5	59	61	29	149	99	24	123
6	67	71	46	184	67	8	75
7	66	71	46	183	57	8	65
8	71	75	36	182	109	9	118
TOTAL NSA				1309m²	TOTAL EXTERNAL		632m²

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON JOB BEFORE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO BAYLEY WARD ARCHITECTURE INTERIOR IMMEDIATELY. THIS DRAWING IS COPYRIGHTED.

GENERAL NOTES

Rev	Description	Date	Drawn
A	REQUEST FOR INFORMATION	23.11.17	AC

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Project
 RESIDENTIAL DEVELOPMENT
 29-31 Manningham Road Bulleen VIC 3105

BayleyWard Architecture
 + Interiors
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Project No	Drawing No	Revision	A
1491	TP000	Scale	@ A1 50% @ A3
Drawing name COVER SHEET			
Drawn	A CAMPBELL	Plot Date	23-Nov-17
Approved	N BAYLEY		23-Nov-17



STORAGE CAGES
Wire Mesh Storage Cages

TH01	2.30m ² x 2.7H = 6.21m ³
TH02	2.30m ² x 2.7H = 6.21m ³
TH03	2.30m ² x 2.7H = 6.21m ³
TH04	2.30m ² x 2.7H = 6.21m ³
TH05	2.18m ² x 2.8H = 6.21m ³
TH06	2.77m ² x 2.2H = 6.09m ³
TH07	2.76m ² x 2.2H = 6.07m ³
TH08	2.77m ² x 2.2H = 6.09m ³

Proposed Basement
1:100

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NOTE: REFER TO TP801 FOR EXTERNAL GROUND COVER FINISHES.

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A	REQUEST FOR INFORMATION	23.11.17	AC	

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Project No 1491	Drawing No TP201	Revision A
Drawing name BASEMENT		Scale 1:100 @ A1 50% @ A3
Drawn Approved	A CAMPBELL N BAYLEY	Plot Date 23-Nov-17



INDIVIDUAL TOWNHOUSES

TOWNHOUSE NO.	GROUND (m ²)	FIRST (m ²)	SECOND (m ²)	YARD SPACE (m ²)	BALCONY (m ²)	SPOS (m ²)	POS (m ²)	
1	56	62	37	155	33	26	59	
2	55	61	36	152	38	25	63	
3	55	61	36	152	38	25	63	
4	55	61	36	152	39	26	65	
5	59	61	29	149	99	24	123	
6	67	71	46	184	67	8	75	
7	66	71	46	183	57	8	65	
8	71	75	36	182	109	9	118	
TOTAL NSA				1309m²	TOTAL EXTERNAL	632m²		

SITE AREA: 1239m²
BUILDING FOOTPRINT: 484m²
SITE COVERAGE: 39%
PERMEABILITY: 286m²/23%
BASEMENT SITE COVERAGE: 682m²/55%

Proposed Ground Floor
1:100

GENERAL NOTES
 NOTE: REFER TO TP801 FOR EXTERNAL GROUND COVER FINISHES.
 NOTE: REFER TO LANDSCAPE PLAN FOR DETAILS ON TREES TO BE RETAINED OR REMOVED.

Rev	Description	Date	Drawn
A	REQUEST FOR INFORMATION	23.11.17	AC

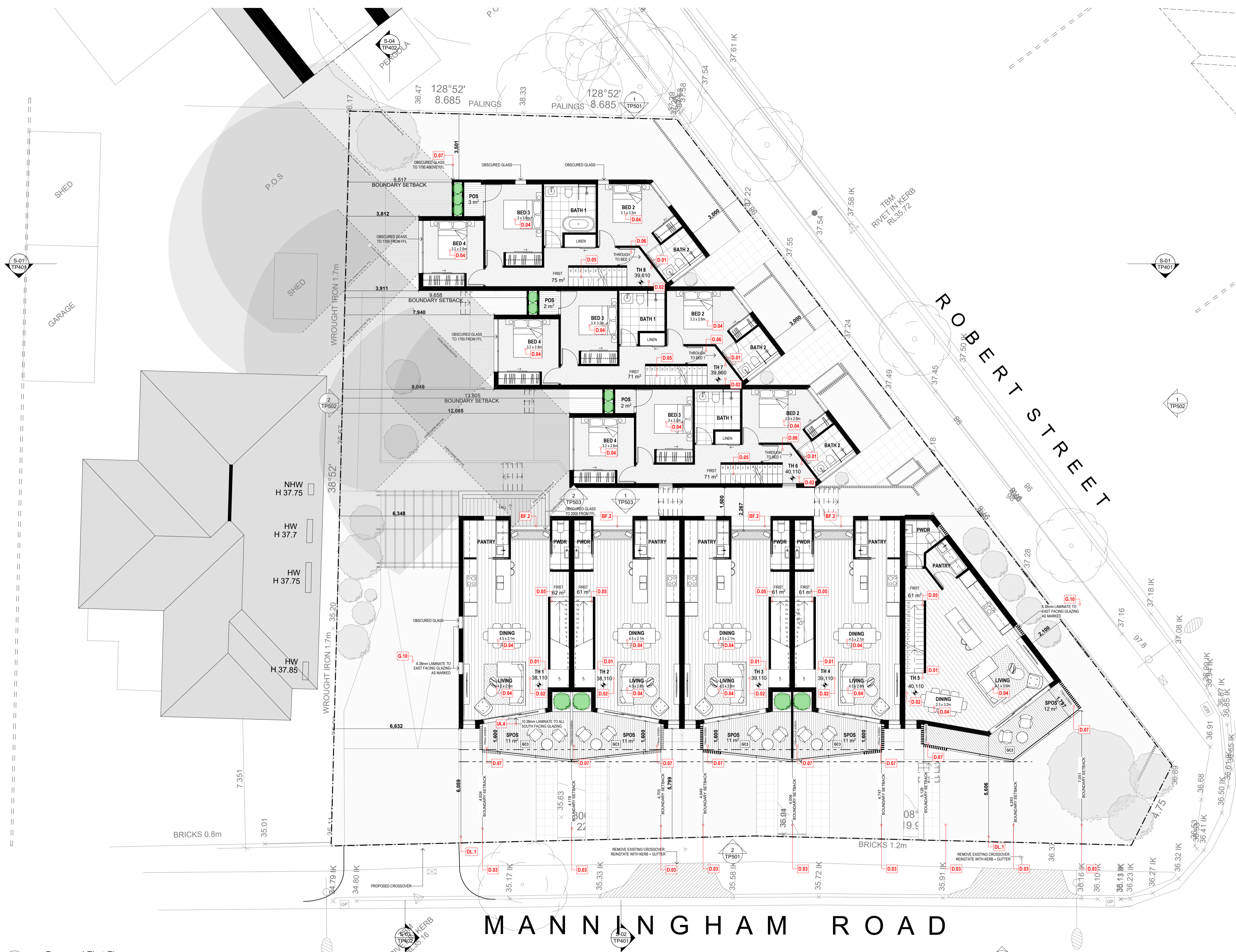
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Project No **1491** Drawing No **TP202** Revision **A**
 Drawing Name **GROUND FLOOR** Scale **1:100 @ A1**
 50% @ A3
 Drawn **A CAMPBELL** Plot Date **23-Nov-17**
 Approved **N BAYLEY** Plot Date **23-Nov-17**



Proposed First Floor
1:100

GENERAL NOTES

NOTE: REFER TO TP801 FOR EXTERNAL GROUND COVER FINISHES.

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A	1	REQUEST FOR INFORMATION	23.11.17	AC

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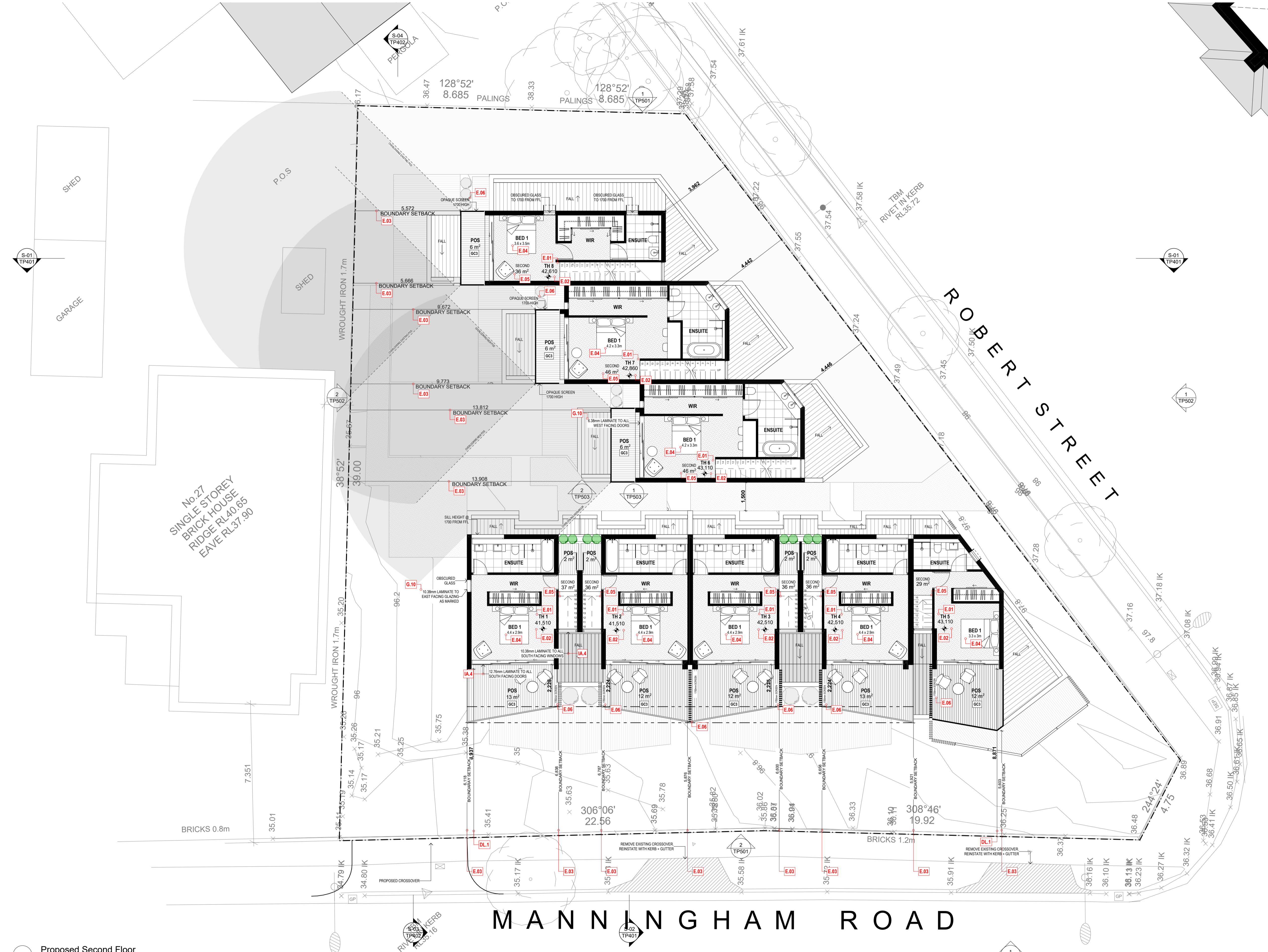
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Project No
1491
Drawing No
TP203
First Name
DRAWING FLOOR

Drawn
Approved
A CAMPBELL
N BAYLEY
Plot Date
23-Nov-17
23-Nov-17

Revision
A
Scale
1:100 @ A1
50% @ A3



No.27
SINGLE STOREY
BRICK HOUSE
RIDGE RL40.65
EAVE RL37.90

Proposed Second Floor
1:100

GENERAL NOTES

NOTE: REFER TO TP801 FOR EXTERNAL GROUND COVER FINISHES.

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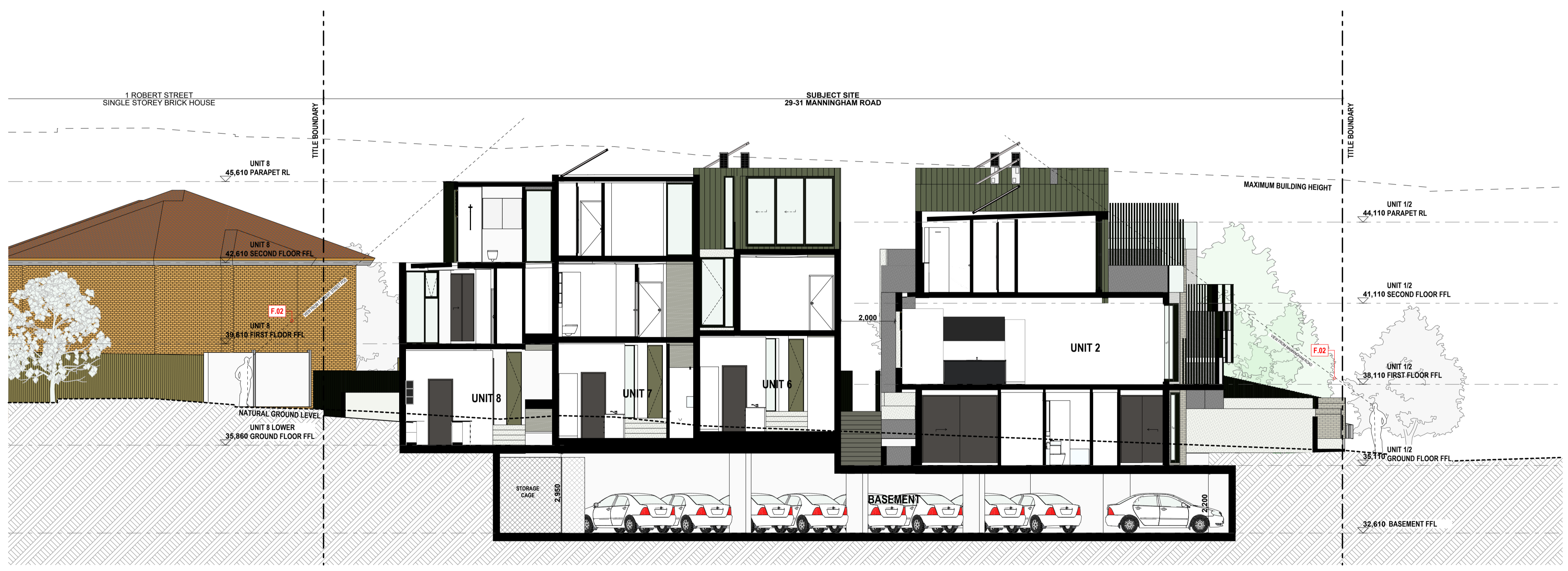
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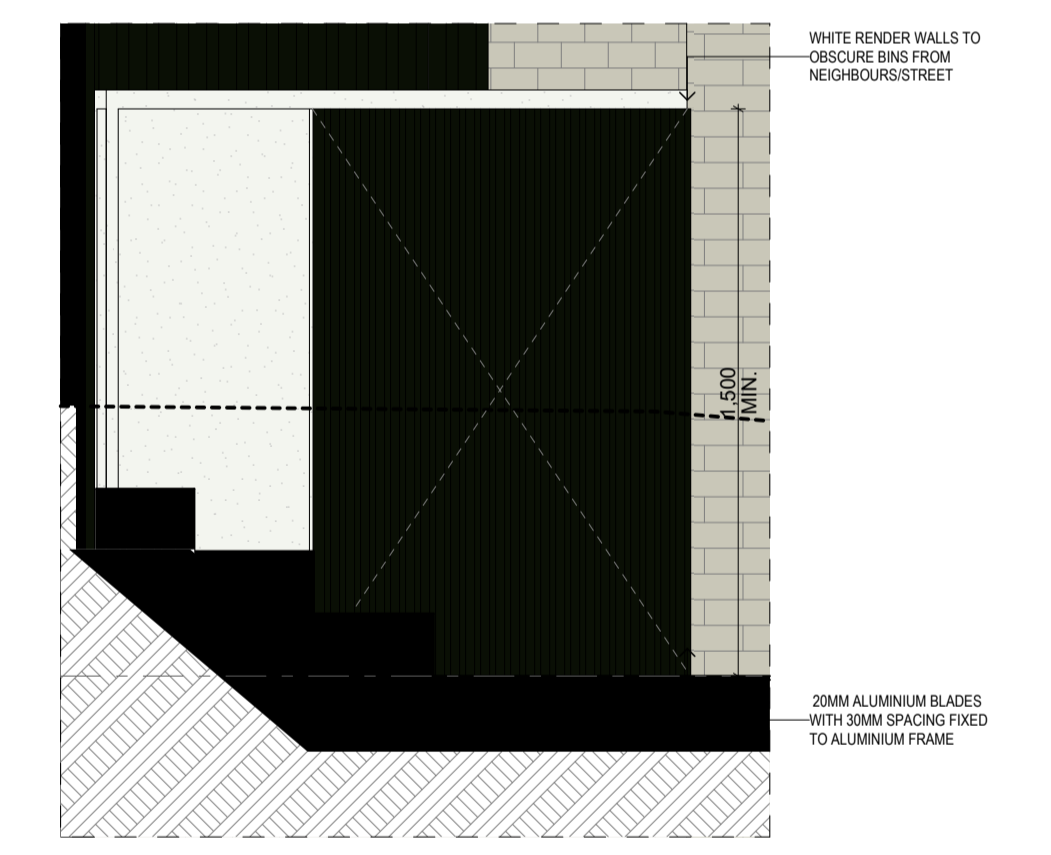
Project No 1491	Drawing No TP204	Revision A
Drawing Name SECOND FLOOR		Scale 1:100 @ A1 50% @ A3
Drawn Approved	A CAMPBELL N BAYLEY	Plot Date 23-Nov-17 23-Nov-17



Short Section
1:100



Long Section
1:100



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Project No
1491

Drawing No
TP401

SECTION
SECTION 1 & 2

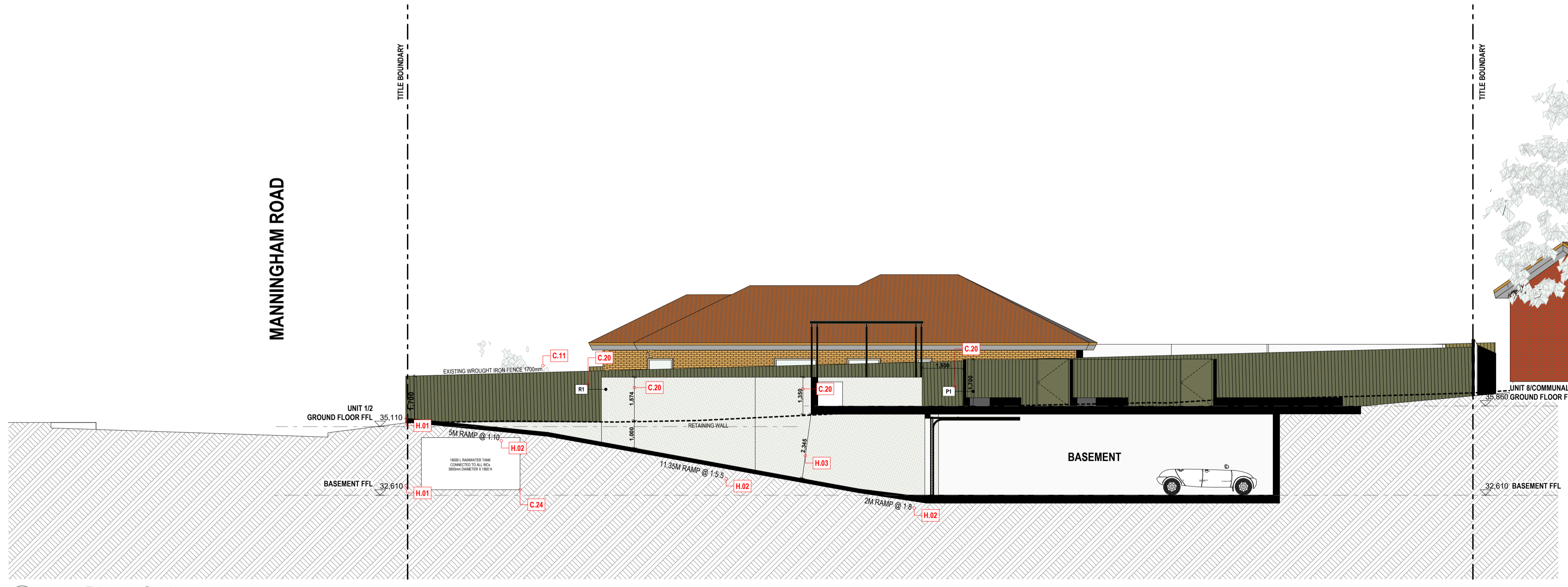
Revision A
Scale 1:100, 1:20 @ A1
50% @ A3

Drawn A CAMPBELL
Approved N BAYLEY

Plot Date 23-Nov-17



1 Basement Section
1:100



2 Driveway Section
1:100

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Project No **1491** Drawing No **TP402** Revision **A**
Scale 1:100 @ A1
50% @ A3

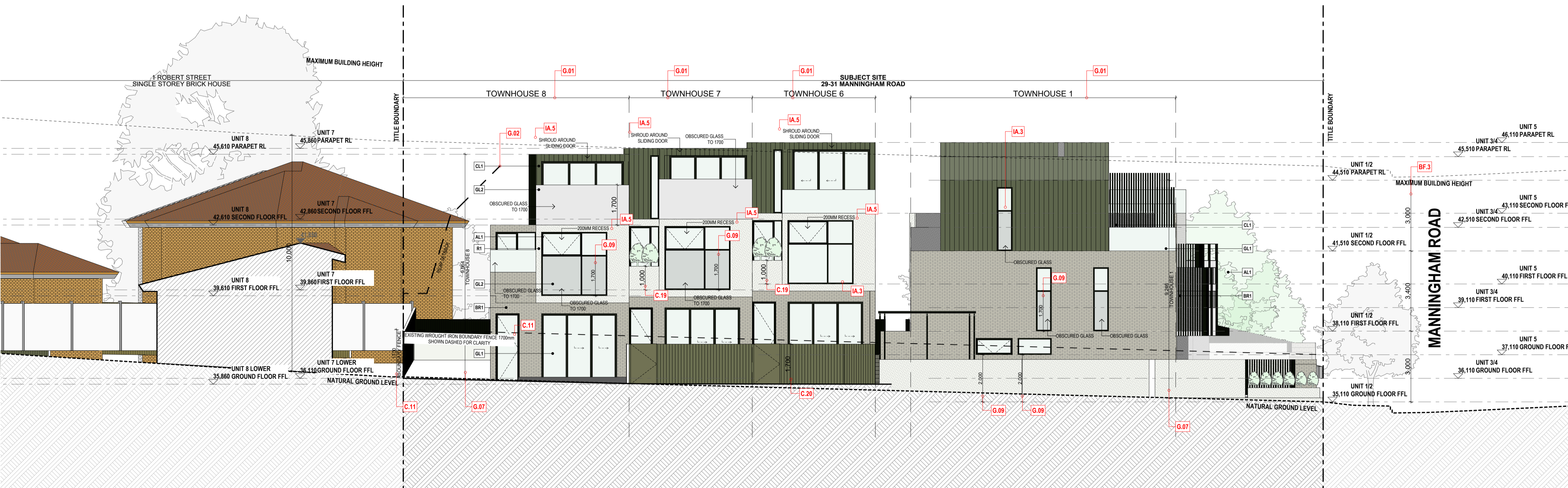
SECTION name
SECTION 3 & 4

Drawn A CAMPBELL
Approved N BAYLEY Plot Date 23-Nov-17



1 East Elevation
1:100

EXTERNAL FINISHED LEGEND	
AL1	BLACK MATT ALUMINIUM
BR1	MIXED LIGHT BRICK
R1	WHITE RENDER
R2	DARK RENDER
GL1	CLEAR GLAZING
GL2	GREY OPAQUE GLAZING
CL1	MUTED GREEN ALUMINIUM CLADDING
P1	MUTED GREEN PAINT



2 West Elevation
1:100

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Project No	Drawing No	Revision
1491	TP502	A
Drawing name		Scale
EAST & WEST ELEVATION		1:100 @ A1 50% @ A3
Drawn	A CAMPBELL	23-Nov-17
Approved	N BAYLEY	23-Nov-17
	Plot Date	



1 Manningham Road Street Elevation
1:200 B.F.4



23 MANNINGHAM ROAD



25 MANNINGHAM ROAD



27 MANNINGHAM ROAD



4 ROBERT STREET



2 ROBERT STREET



33 MANNINGHAM ROAD

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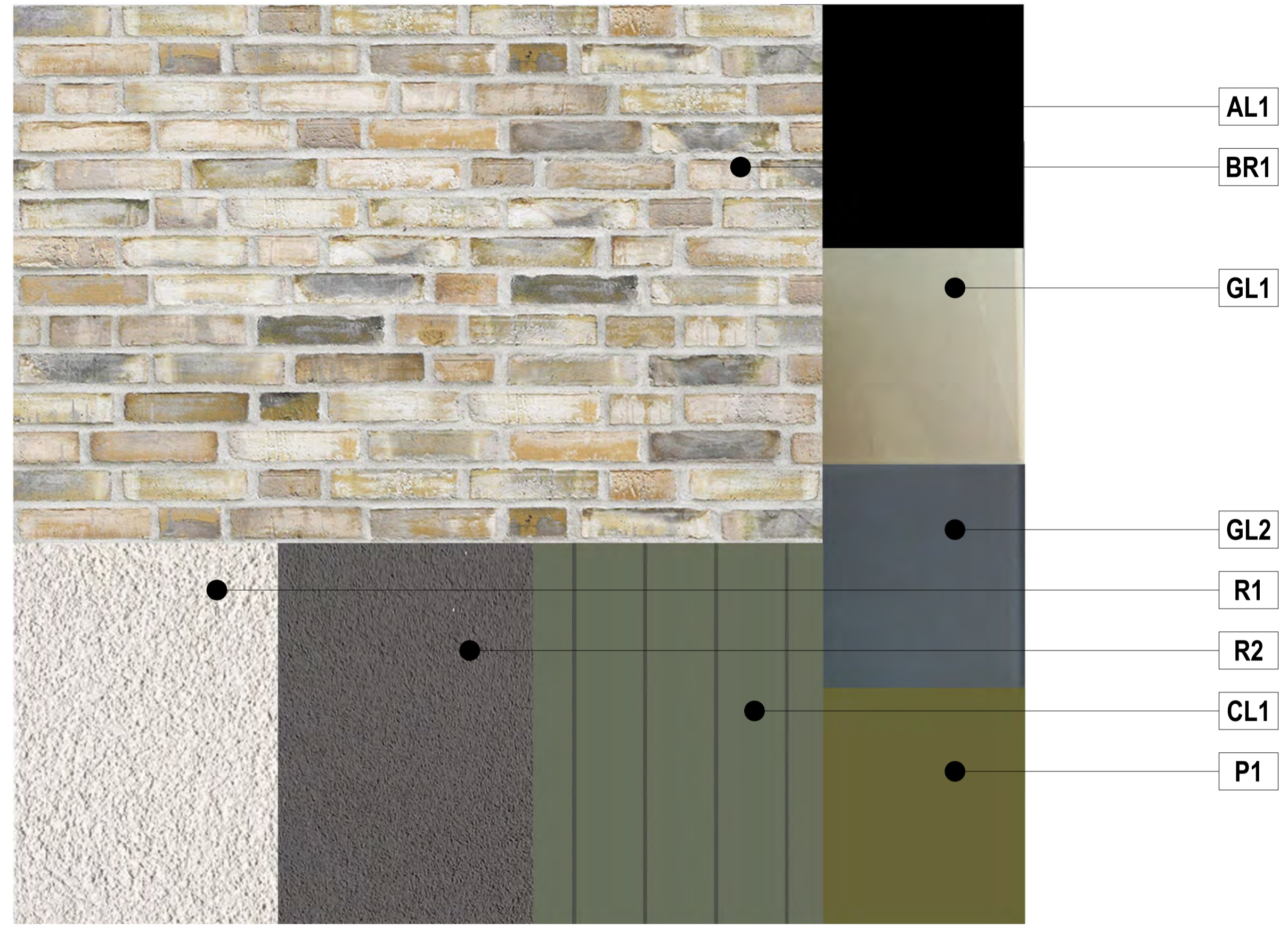
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**BAYLEY
WARD**

Project No 1491	Drawing No TP504	Revision Scale 1:200, 1:10 @ A1 50% @ A3
Drawing name STREET ELEVATION		
Drawn Approved	A CAMPBELL N BAYLEY	Plot Date 23-Nov-17 23-Nov-17

EXTERNAL FINISHES LEGEND

AL1	BLACK MATT ALUMINIUM
BR1	MIXED LIGHT BRICK
R1	WHITE RENDER
R2	DARK RENDER
GL1	CLEAR GLAZING
GL2	GREY OPAQUE GLAZING
CL1	MUTED GREEN ALUMINIUM CLADDING
P1	MUTED GREEN PAINT

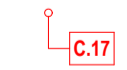


GROUND COVER FINISHES LEGEND

GC1	LAWN
GC2	CREAM MATT OUTDOOR TILE
GC3	GREY COMPOSITE DECKING
GC4	VARIED CREAM OUTDOOR TILES
GC5	POURED CONCRETE



REFER TO TP202 FOR LOCATION OF EXTERNAL GROUND FINISHES



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Project No	Drawing No	Revision	A
1491	TP801	Scale	1:1 @ A1 50% @ A3
Drawing name			
EXTERNAL MATERIALS SCHEDULE			
Drawn	A CAMPBELL	Plot Date	23-Nov-17
Approved	N BAYLEY		23-Nov-17



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**BAYLEY
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Project No **1491** Drawing No **TP901**

Revision

Scale 1:3 @ A1
50% @ A3

Drawing name
VIEW FROM ROBERT STREET EAST

Drawn	A CAMPBELL	Plot Date	23-Nov-17
Approved	N BAYLEY		23-Nov-17



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Project No 1491	Drawing No TP902	Revision Scale 1:3 @ A1 50% @ A3
Drawing name VIEW FROM MANNINGHAM ROAD EAST		
Drawn Approved	A CAMPBELL N BAYLEY	Plot Date 23-Nov-17 23-Nov-17



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Project No 1491	Drawing No TP903	Revision Scale 1:3 @ A1 50% @ A3
Drawing name VIEW FROM ROBERT STREET NORTH		
Drawn Approved	A CAMPBELL N BAYLEY	Plot Date 23-Nov-17