

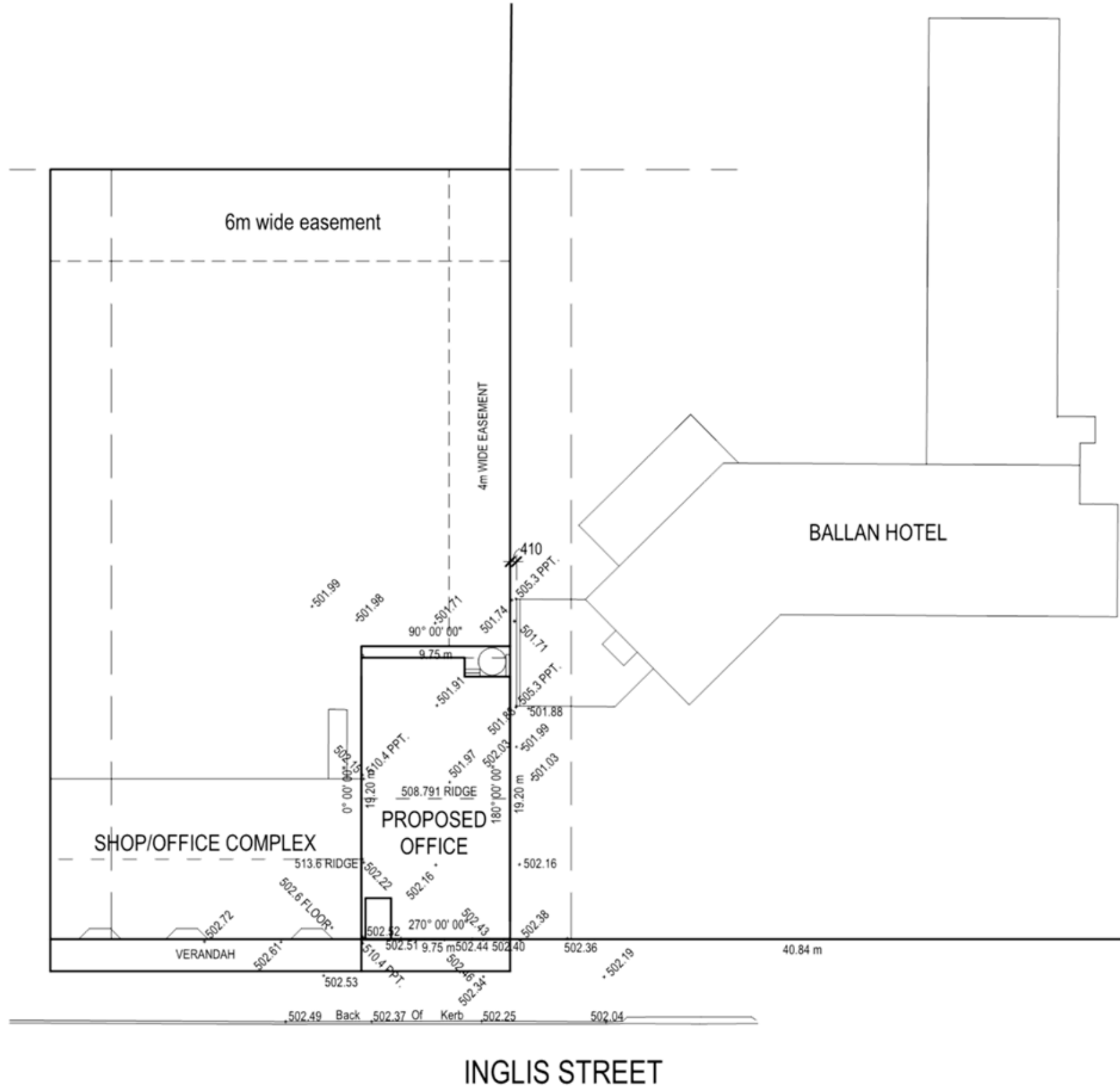


ATTACHMENTS

**Development Assessment Committee
Meeting
Under Separate Cover
Wednesday, 21 August 2024**

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AREA SCHEDULE		
Area	m ²	sq
Allotment	187.20	20.14
Ground Floor Plan	171.32	18.43
Verandah	24.77	2.66

STEAD STREET

SITE PLAN

1 : 300

INGLIS STREET

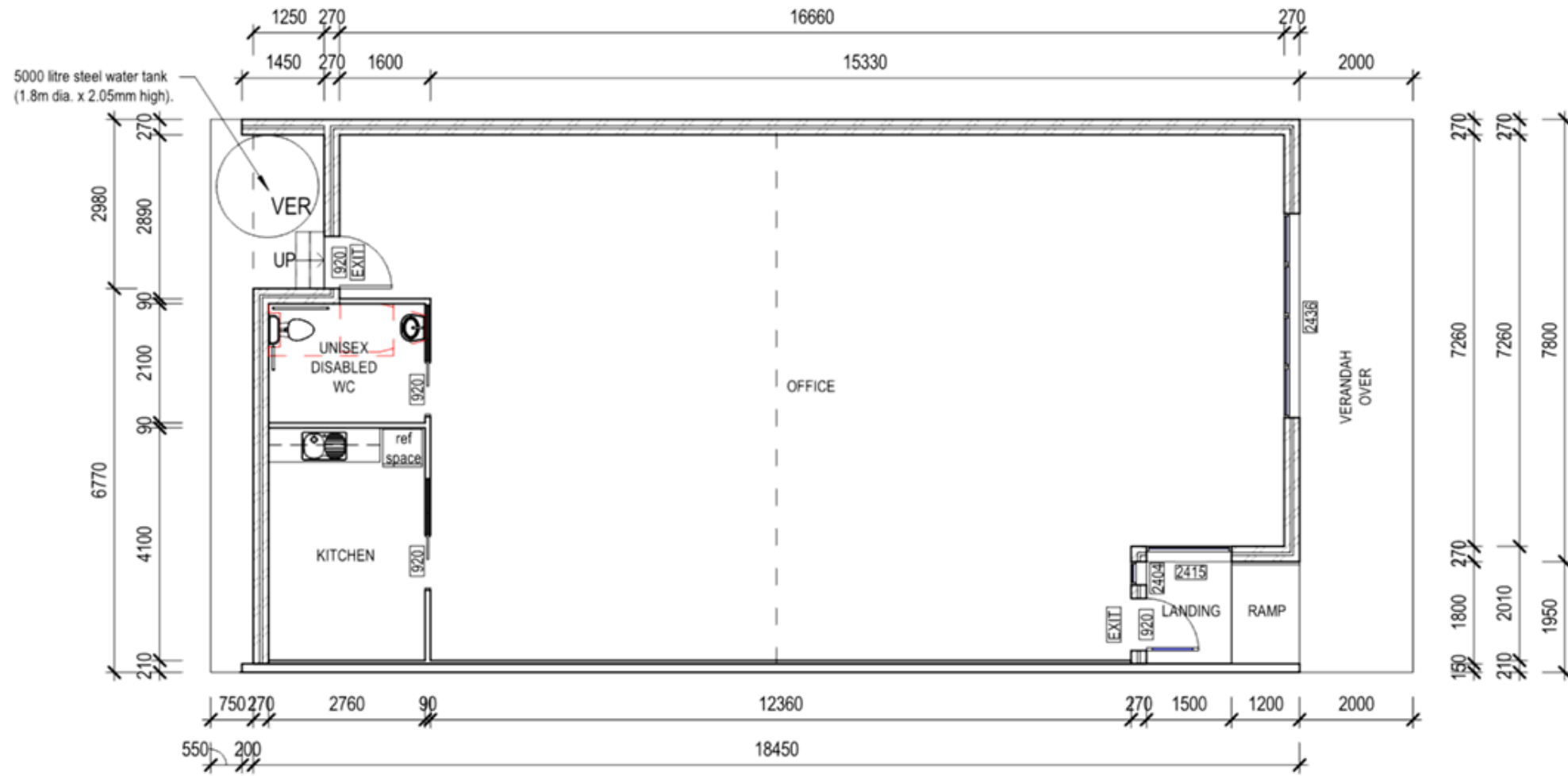
Current Revision Date: 01/07/2024

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Project Address: 114 Inglis Street, Ballan		Drawing: Site Plan
Client Name: EDQ Group		Scale: 1 : 300
Date: 14/06/2022		Sheet Size: A3
Sheet No: 1 OF 6		

 **stephencornish**
 DRAFTING AND DESIGN
 REGISTRATION NO. DP-AD 264
 Phone: (03) 5334 1545
 Fax: (03) 5334 3914
 Email: sc_draftingdesign@hotmail.com



AREA SCHEDULE		
Area	m ²	sq
Allotment	187.20	20.14
Ground Floor Plan	171.32	18.43
Verandah	24.77	2.66



GROUND FLOOR PLAN

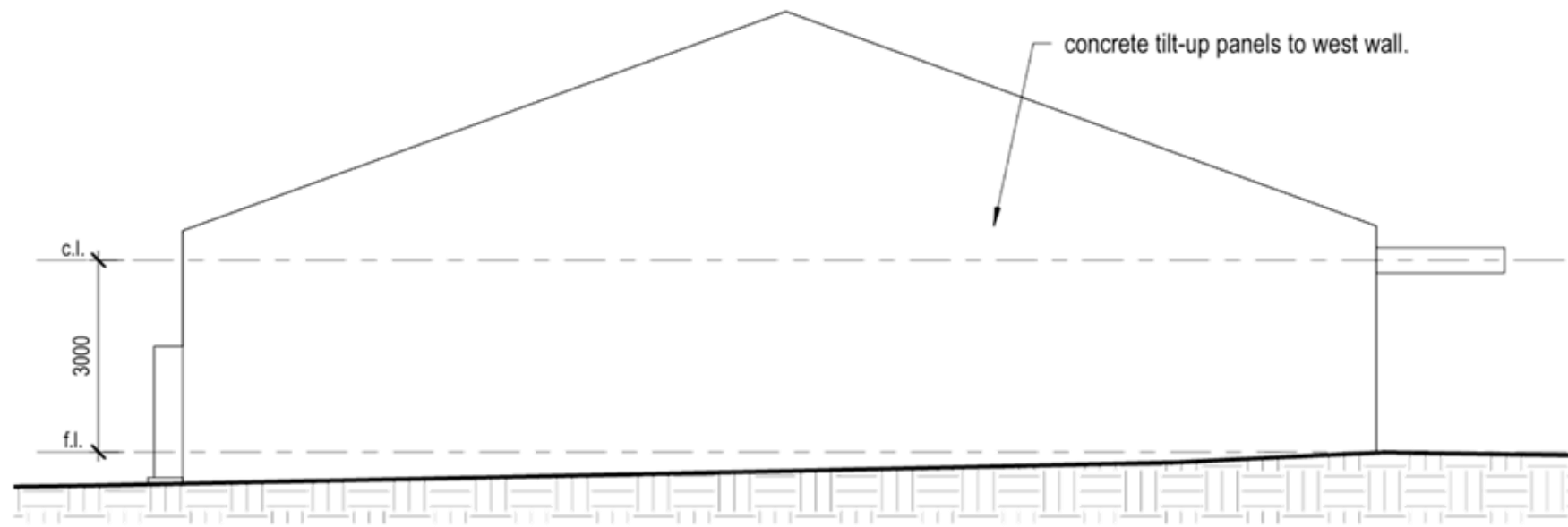
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Current Revision Date: 01/07/2024

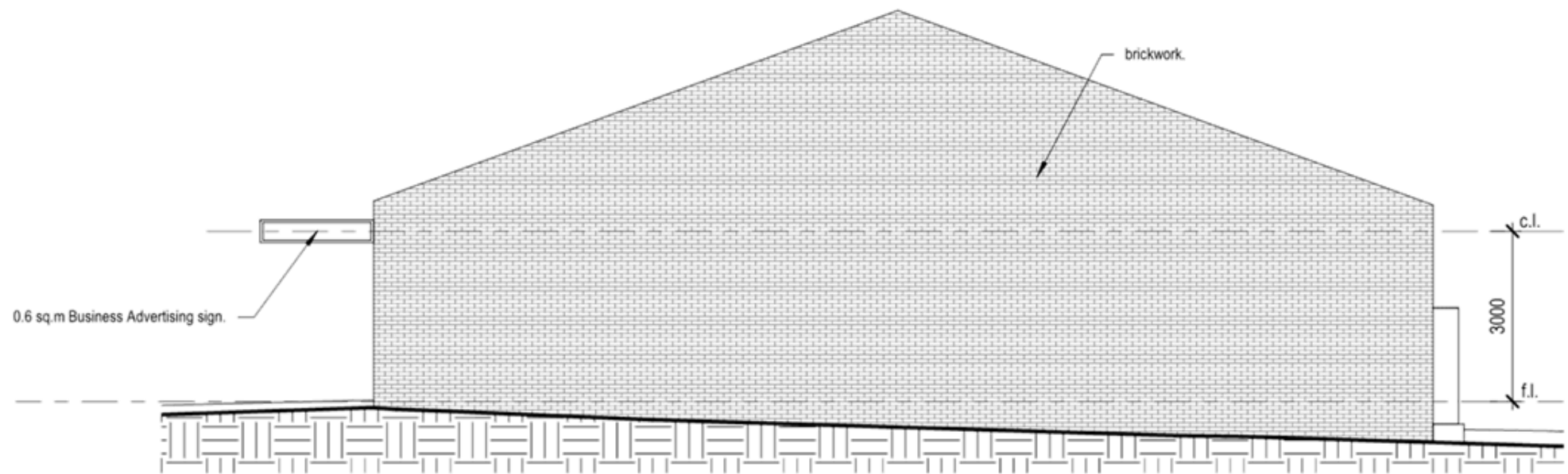
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Project Address: 114 Inglis Street, Ballan		Drawing: Floor Plan
Client Name: EDQ Group		Scale: 1 : 100
Date: 14/06/2022		Sheet Size: A3
Sheet No: 2 OF 6		

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ELEVATION A
1 : 100



ELEVATION B
1 : 100

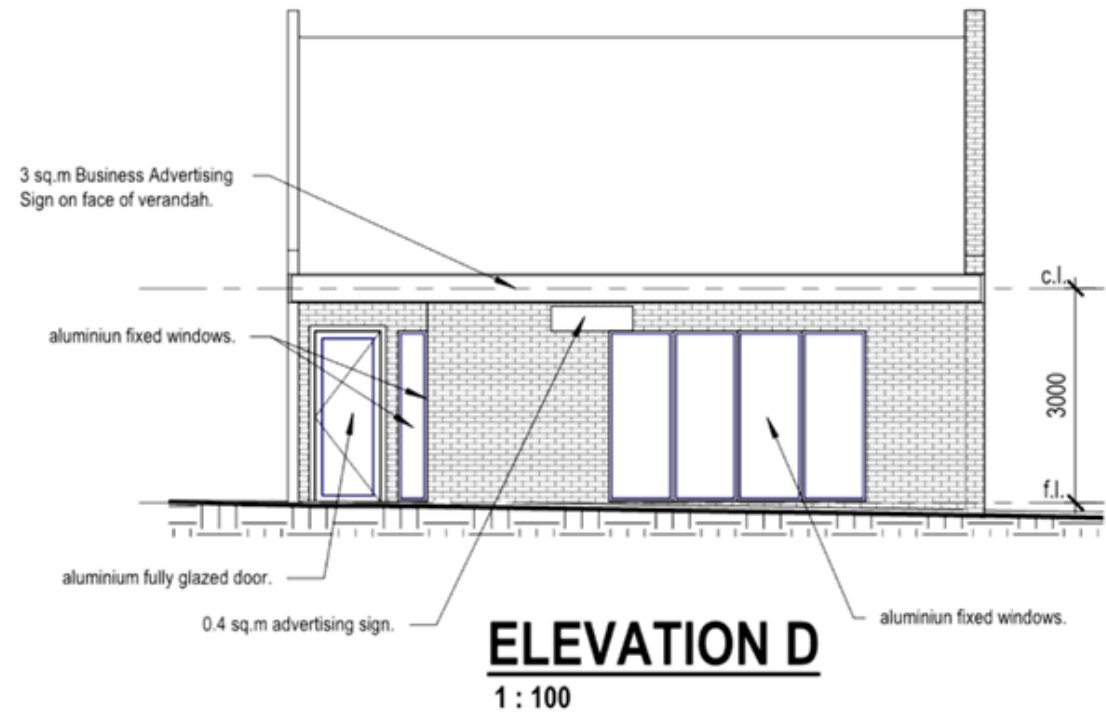
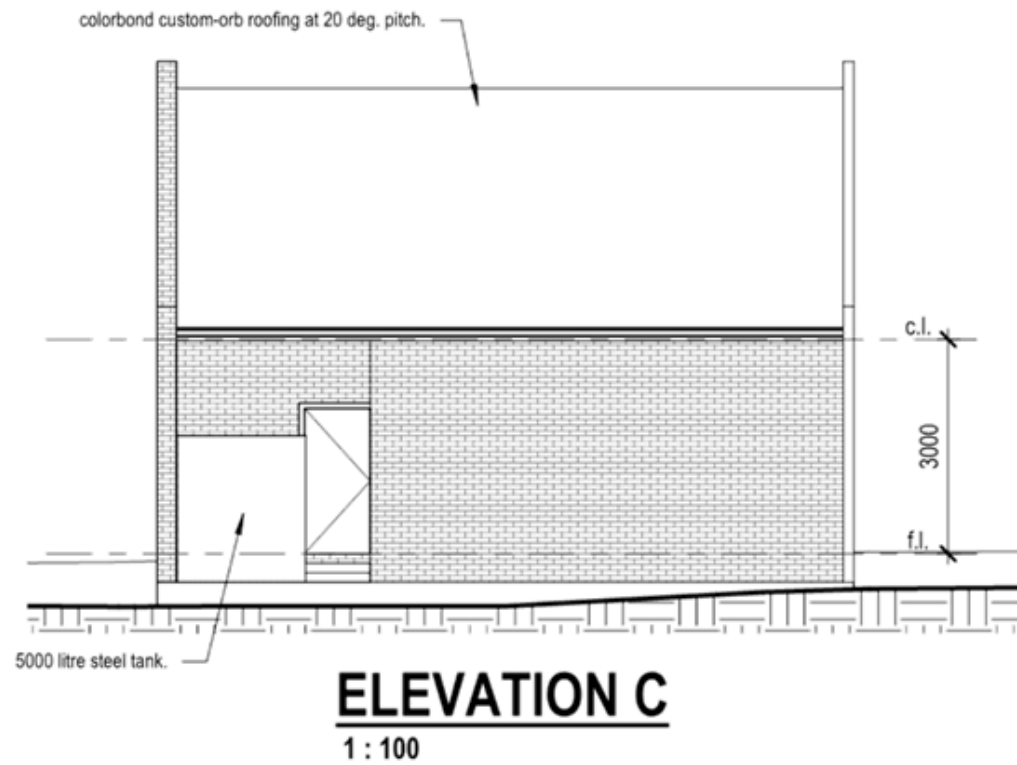
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COLOUR SCHEDULE

- ROOF
- Colorbond Colour Ironstone
- EXTERNAL WALLS
- Brickwork (Selkirk Smooth Red)
- Concrete Tilt-up Panels (Natural Concrete)
- FASCIA & SPOUT
- Colorbond Colour Ironstone
- VERANDAH ROOF
- Colorbond Colour Ironstone
- VERANDAH FASCIA
- Colorbond Colour Manor Red
- WINDOWS
- Colorbond Colour Ironstone
- POSTS
- Colorbond Colour Ironstone

NOTE:

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Client Name: EDQ Group		Scale: 1 : 100
Date: 14/06/2022		Sheet Size: A3
Sheet No: 4 OF 6		

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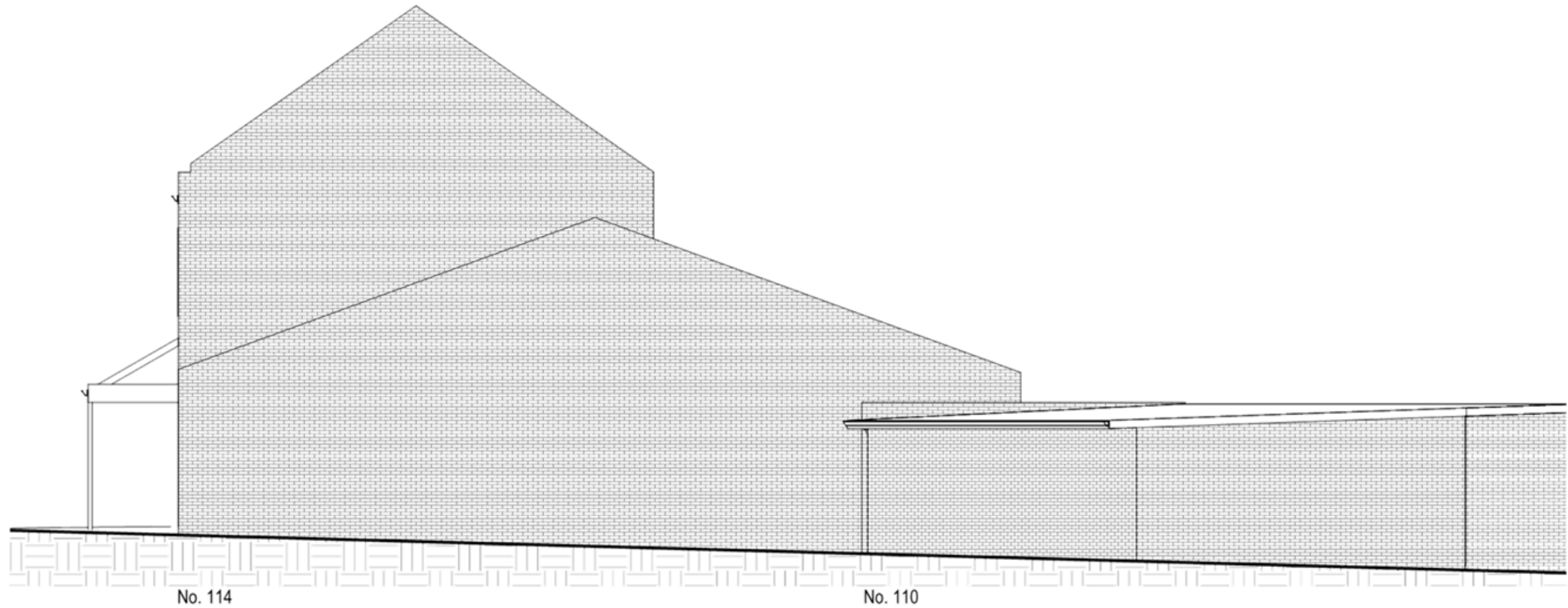


INGLIS STREET VIEW
1 : 100

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Sheet No: 5 OF 6		

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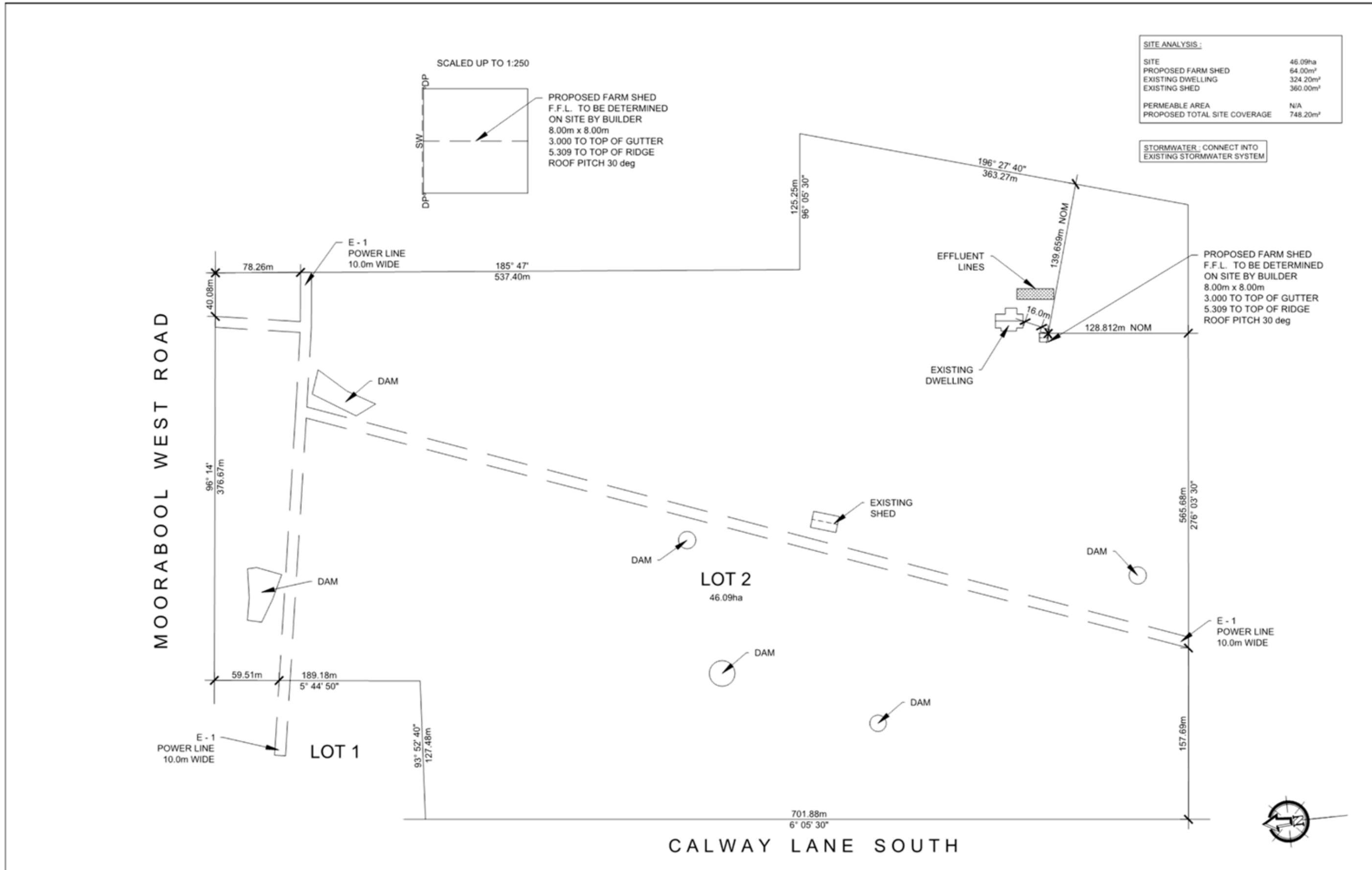


STEAD STREET VIEW

1 : 100

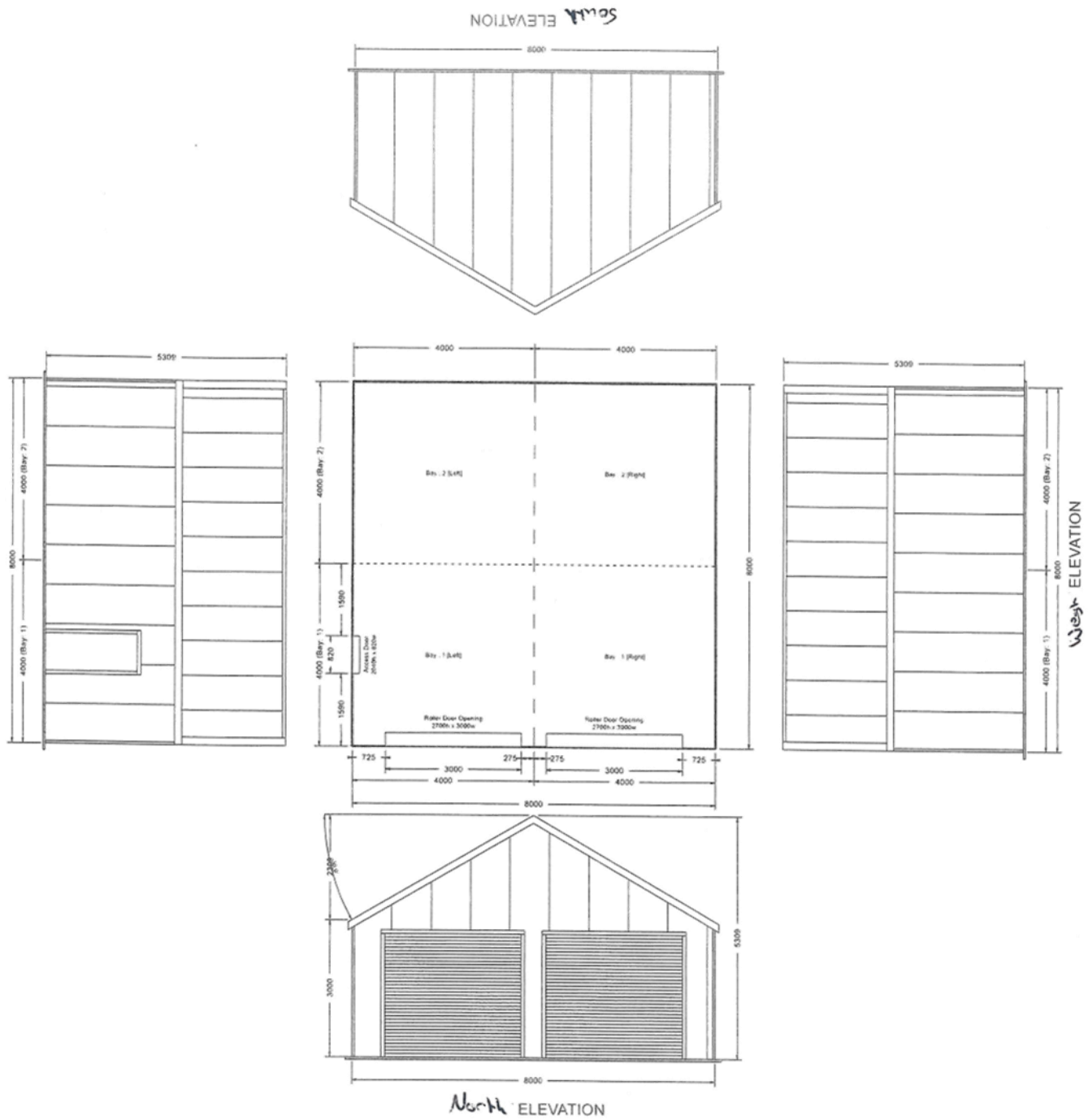
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Project Description: Moorabool Community Enterprises Ltd	PLANNING PERMIT ISSUE Sheet No: 6 OF 6	Drawn By: J. Cornish	 REGISTRATION NO. DP-AD 264 Phone: (03) 5334 1545 Fax: (03) 5334 3914 Email: sc_draftingdesign@hotmail.com
Project Address: 114 Inglis Street, Ballan		Drawing: Elevations	
Client Name: EDQ Group		Scale: 1 : 100	
Date: 14/06/2022		Sheet Size: A3	



INIT	AMENDMENTS	DATE

PROPOSED:	PROPOSED FARM SHED		
CLIENT:	ALLISON MUNARI		
JOB ADDRESS:	49 CALWAY LANE SOUTH, GORDON, VIC, 3345.		
SCALE:	1:3000	DATE:	05/05/2024
Dwg. No:	24-001	Sht. No:	1 of 1



Shed Full Colour
Monolith



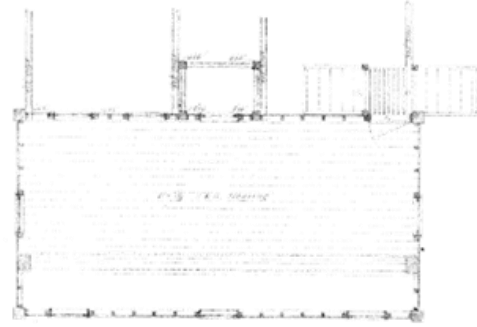
VICTORIAN RAILWAYS Signal Box at Bacchus Marsh

Scale 1/4" = 1'-0"

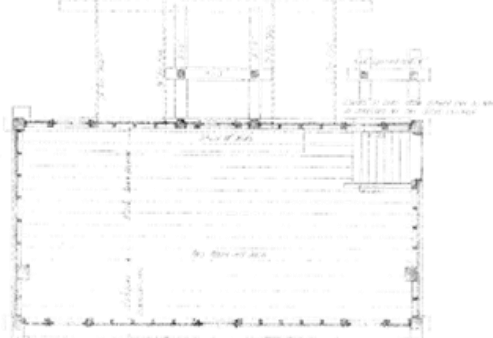
CONTRACT NO 4263
No. 1.



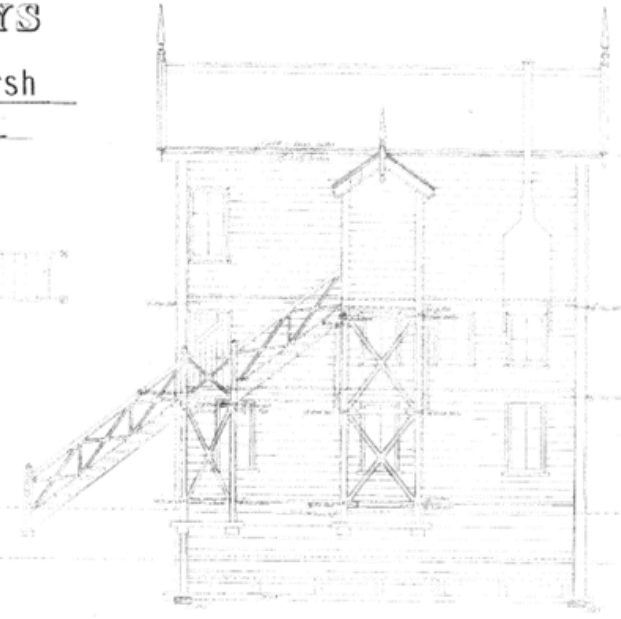
2nd Floor Plan



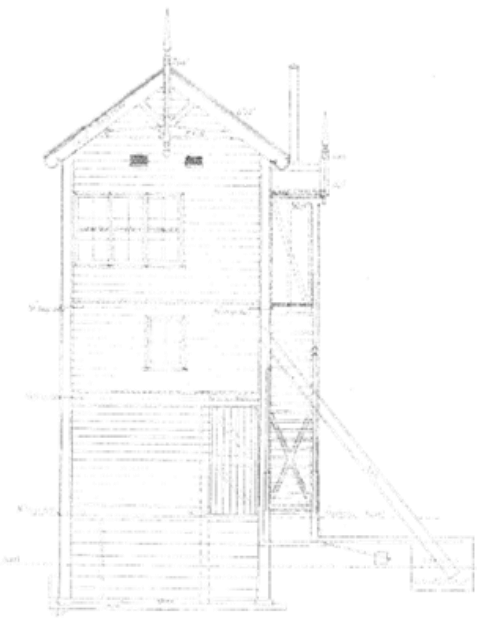
1st Floor Plan



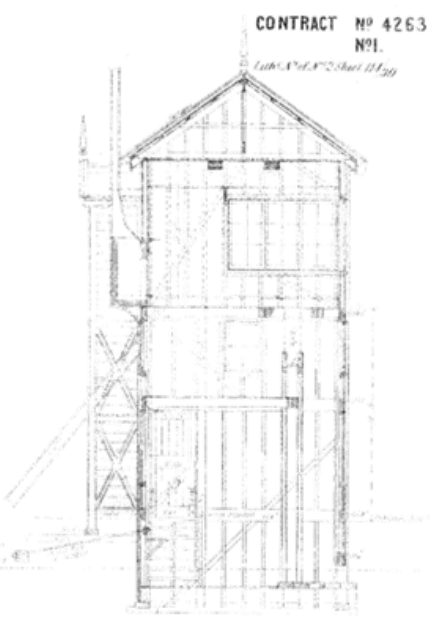
Ground Floor Plan



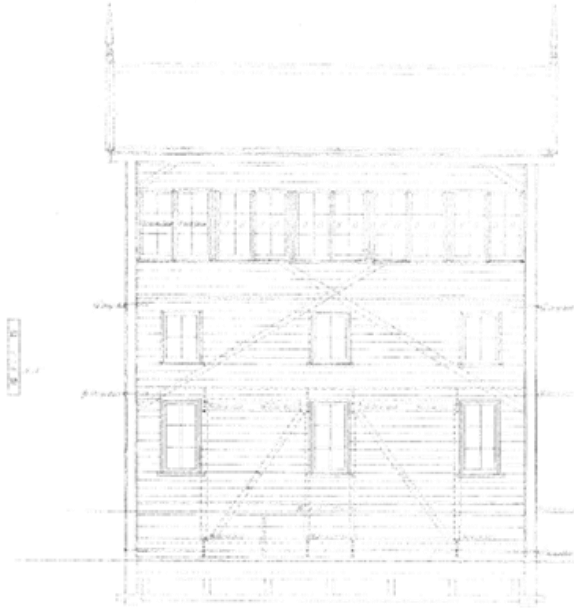
Rear Elevation



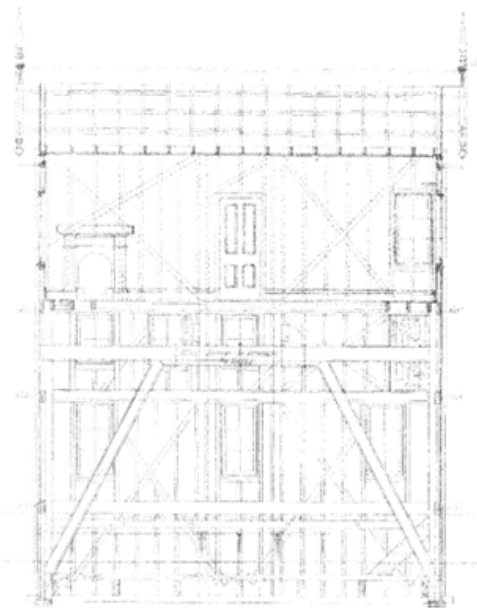
Side Elevation



East Elevation



Front Elevation



Longitudinal Section

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RAILWAY DEPARTMENT, MELBOURNE, JAN. 1852

BACCHUS MARSH HOUSE

6 ELLERSLIE CRT, BACCHUS MARSH VIC 3304

DRAWING LIST

LOCATION PLAN

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
TP0000	COVER SHEET	C	25.06.2024
TP0050	SITE PLAN	C	25.06.2024
TP0051	SITE ANALYSIS PLAN	C	25.06.2024
TP0100	EXISTING CONDITIONS & DEMOLITION PLANS	C	25.06.2024
TP1000	GROUND FLOOR PLAN	C	25.06.2024
TP1001	FIRST FLOOR PLAN	B	25.06.2024
TP1002	ROOF PLAN	C	25.06.2024
TP3000	ELEVATIONS - SHEET 1	C	25.06.2024
TP3001	ELEVATIONS - SHEET 2	C	25.06.2024
TP3100	OVERALL BUILDING SECTIONS - SHEET 1	B	25.06.2024
TP3101	OVERALL BUILDING SECTIONS - SHEET 2	C	25.06.2024
TP4100	EXTERNAL DOOR SCHEDULE	C	25.06.2024
TP4200	EXTERNAL WINDOW SCHEDULE	C	25.06.2024
TP4201	EXTERNAL WINDOW SCHEDULE	C	25.06.2024
TP9000	LANDSCAPE AREA PLAN	A	25.06.2024
TP9010	GFA PLANS	C	25.06.2024
TP9100	WINTER SHADOW DIAGRAMS	C	25.06.2024
TP9101	SUMMER SHADOW DIAGRAMS	C	25.06.2024
TP9102	EQUINOX SHADOW DIAGRAMS	C	25.06.2024
TP9150	BIRDSYE VIEW FROM NORTH EAST	C	25.06.2024
TP9151	VIEW FROM END OF DRIVEWAY	C	25.06.2024
TP9152	BIRDSYE VIEW FROM SOUTH WEST	C	25.06.2024
TP9153	VIEW FROM GROUND LEVEL TOWARDS CENTRAL GARDEN AND POOL	B	25.06.2024
TP9154	VIEW TOWARDS GARAGE AND BALCONY OVER	C	25.06.2024
TP9155	VIEW FROM NORTH WEST	C	25.06.2024
TP9156	VIEWS FROM NEIGHBOURS	A	25.06.2024
TP9500	DIGITAL FINISHES BOARD	C	25.06.2024



SUBJECT SITE

COVER SHEET



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REV	DESCRIPTION	DATE
A	TOWN PLANNING APPLICATION	31.10.2023
B	TOWN PLANNING AMENDMENTS	11.12.2023
C	TOWN PLANNING AMENDMENTS, REV 2	25.06.2024

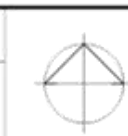
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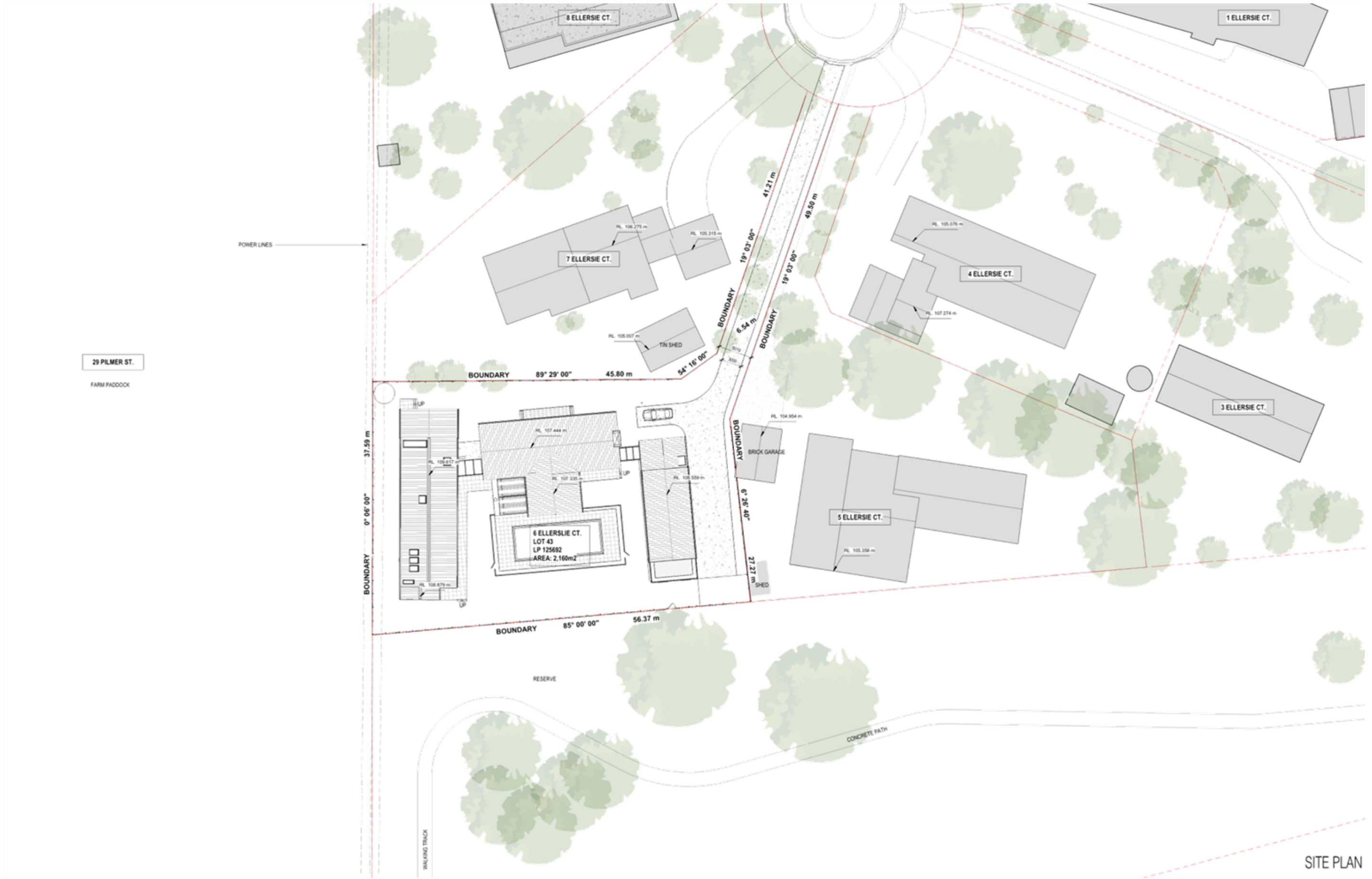
CLIENT
JORDAN JEFFERY & BROOKE BOSLEM

ADDRESS
6 ELLERSLIE CRT, BACCHUS MARSH VIC 3304

ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DRG No. TP0000	SCALE
REV	



SITE PLAN



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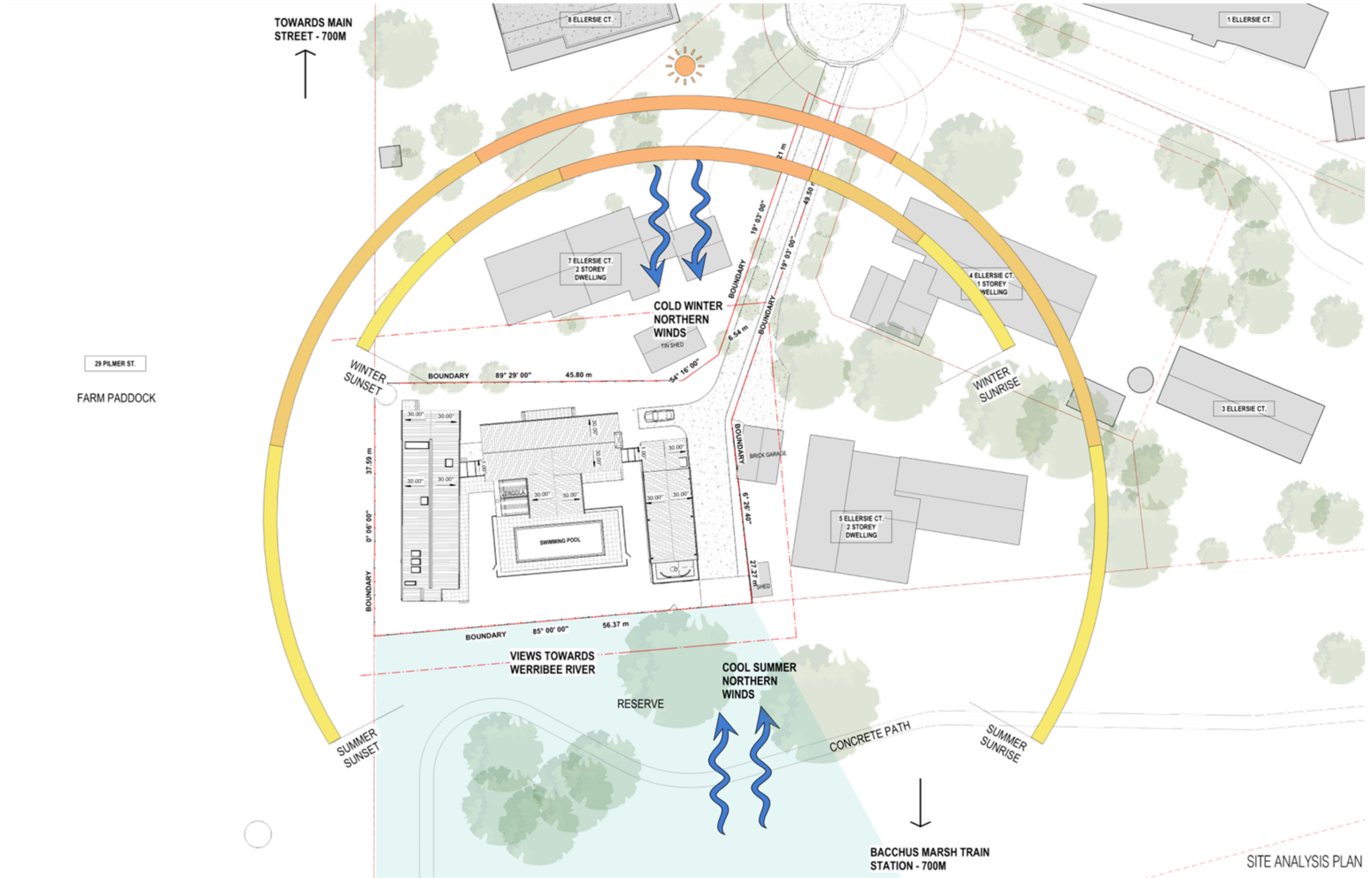
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ADDRESS
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ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DWG No. TP0050	SCALE 1:250 @ A1
	REV:



SITE ANALYSIS PLAN



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C	TOWN PLANNING AMENDMENTS, REV 2	25.06.2024

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ADDRESS
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ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DWG No. TP0051	SCALE 1:250 @ A1
REV:	



VIEW TO DRIVEWAY OF 6 ELLERSLIE COURT FROM CUL-DE-SAC



VIEW TOWARDS WERRIBEE RIVER



NORTH WEST VIEW



NORTH VIEW TOWARDS 7 ELLERSLIE CRT



EAST VIEW TOWARDS 5 ELLERSLIE CRT



SHARED DRIVEWAY - LOOKING BACK TOWARDS 6 ELLERSLIE COURT



#7 ELLERSLIE COURT - ADJACENT TWO STOREY BRICK VENEER DWELLING



#4 ELLERSLIE COURT - ADJACENT TWO STOREY BRICK VENEER DWELLING



#2 ELLERSLIE COURT - NEARY ONE & TWO STOREY BRICK VENEER DWELLING

EXISTING CONDITIONS



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REV	DESCRIPTION	DATE
A	TOWN PLANNING APPLICATION	31.10.2023
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ADDRESS
6 ELLERSLIE CRT, BACCHUS MARSH VIC 3304

ISSUE FOR INFORMATION

PROJECT No. 23033	DATE 25.06.2024
DRG No. TP0052	SCALE REV:



ARCHITECTURAL DESIGN RESPONSE

SITE DESCRIPTION

6 Ellerslie Court, Bacchus Marsh, is a battle-axe block, located at the end of a cul-de-sac, and accessed via a long driveway currently shared with 45 Ellerslie Court. The site backs onto a reserve located beside Werthebe River.

The adjacent western site is a working farm, with no dwellings or buildings located near the subject property. The site is relatively flat, with a fall of 1.35m from the top of the driveway to the south-west corner of the site.

RESPONSE TO SITE

Our clients purchased the site to build a new family home for themselves and their two young children. Their brief was for a modern farmhouse, which would suit the proposed future character of the area. The site is located within Precinct 21 of Moorabool Shire council, where the existing character of the area has been identified as consisting of a mixture of homestead and modern style dwellings setback behind open and spacious gardens. The preferred future character area is focused predominantly on ensuring that buildings and fences do not dominate the streetscape. Given the site is a battle-axe block the proposed development will have no impact on the streetscape of Ellerslie Court.

The position of the house has respected the side setback requirements set out in the Moorabool Planning Scheme, and also responded to the site, to enable views towards the reserve, Werthebe River and protected Red Gums towards the rear of the site, whilst maintaining a generous scale yard with a swimming pool. The position of the build forms will enable sunlight access to the swimming pool area for the majority of the year.

All habitable areas have respected the privacy of the adjacent sites, with windows on the upper levels on the western and eastern side consisting of ribbon strip windows either at a low level to direct the views downwards towards the site's own garden at ground level, or at a high level where views are directed up towards the sky.

ARCHITECTURAL INTENT

The house is made up of 3 interconnected pavilions. In response to the rural setting, and the clients request for a modern style farmhouse, each pavilion has a steep gabled roof form reminiscent of barn structures, with a combination of a stone base, and standing seam to the upper levels and roofing.

The three pavilions are reminiscent of rural properties, where a main farmhouse is usually supported by ancillary buildings for storage of produce, equipment or animals. Indeed the majority of the neighbouring buildings have ancillary structures, that are predominantly in sheds that have no architectural intent or integrity.

The internal spaces make use of the steep gabled forms providing raked cathedral ceilings. In the proposed scheme, the two storey western pavilion is used predominantly for the private functions of the family, such as sleeping, laundry, media room and rumpus area. The central pavilion is a more public zone of the house, used as the main living space and containing the kitchen and dining area where the occupants can host guests. The Eastern pavilion is more functional and used for a large multi-car garage, with an adult living room above. Each of these pavilions are connected via a glazed corridor, so that the occupants can connect with the landscape as they journey between spaces.

By separating the home into three structures the width of the pavilions ensures good cross flow ventilation and opportunities for daylight access to all areas of the house, thereby reducing the need for mechanical ventilation. North facing windows to the main living pavilion provides opportunities to use the slab as a thermal mass during winter as a cleaner and more passive approach to heating.

We have liaised with an ESD consultant to ensure the glazing will provide a home that meets the new NCC T4 star requirements to ensure a sustainable approach to the house is implemented.

Bedrooms to the upper level face inwards to views towards the swimming pool, whilst the proposed master bedroom, guest bedroom to the ground floor, and "man cave" living area above the garage have views directed to both the swimming pool in the centre of the site, and the views towards the river and trees. The internal spaces make use of the steep gabled forms providing raked cathedral ceilings.

The house is located predominantly on the northern side of the property, ensuring that any overshadowing will have little to no impact on the neighbouring properties.

RESPONSE TO PLANNING CONTROLS

The site has a height limit of 8m which is achieved through all three pavilions. The proposed building remains inside the envelope described within the required setbacks for the site.

The proposed landscape area of 970m² provided for 45% of the site as soft landscaping, which exceeds the 35% garden area requirement.



ARCHITECTURAL DESIGN RESPONSE



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CLIENT: JORDAN JEFFERY & BROOKE BOSLEM
 ADDRESS: 6 ELLERSLIE CRT, BACCHUS MARSH VIC 3304

ISSUE FOR INFORMATION

PROJECT No:	23033	DATE:	25.06.2024
DRG No:	TP0053	SCALE:	
		REV:	



EXISTING CONDITIONS & DEMOLITION PLANS



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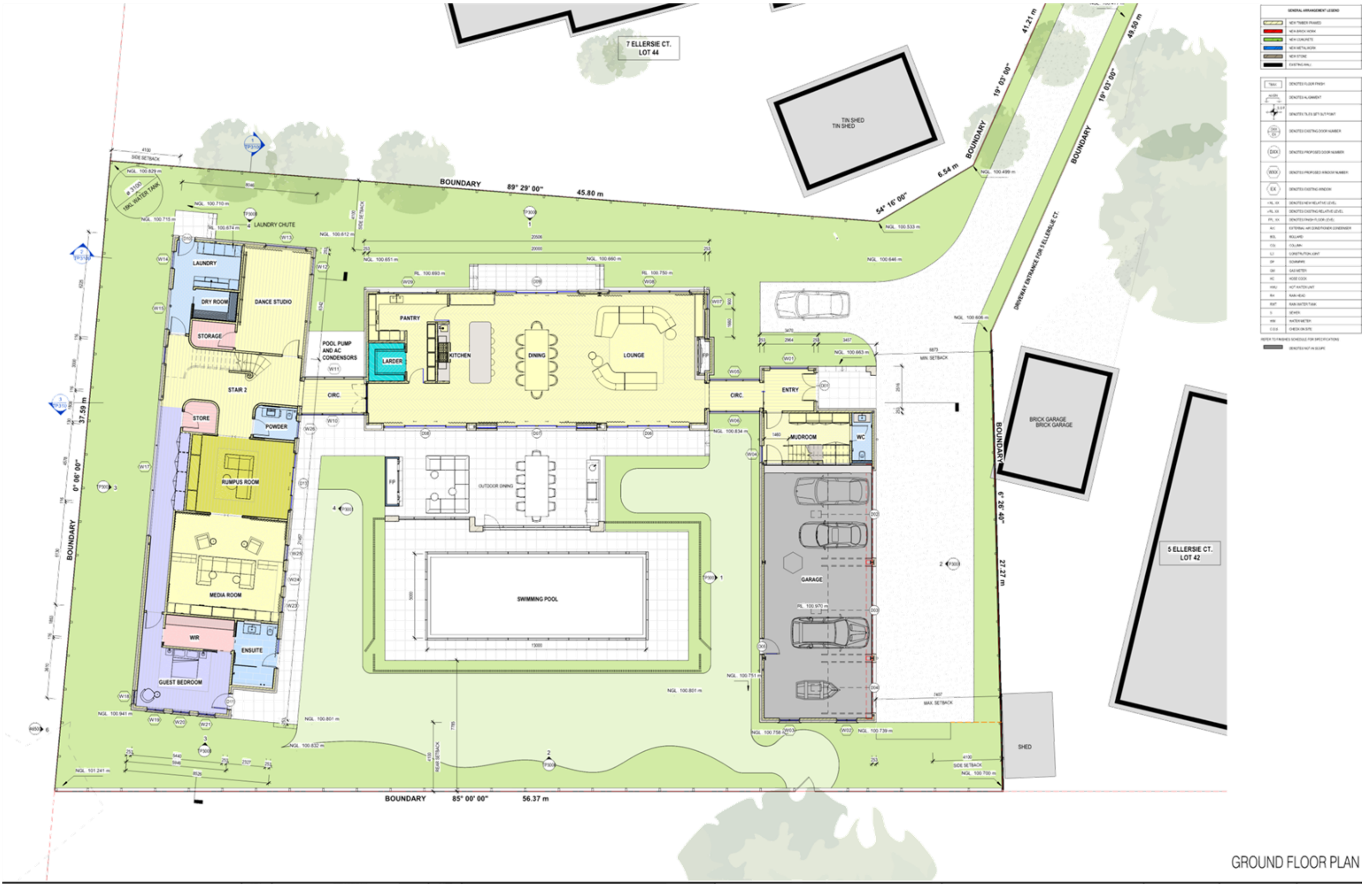
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PROJECT No. 23033	DATE 25.06.2024
DWG No. TP0100	SCALE 1 : 100 @ A1
	REV: 1

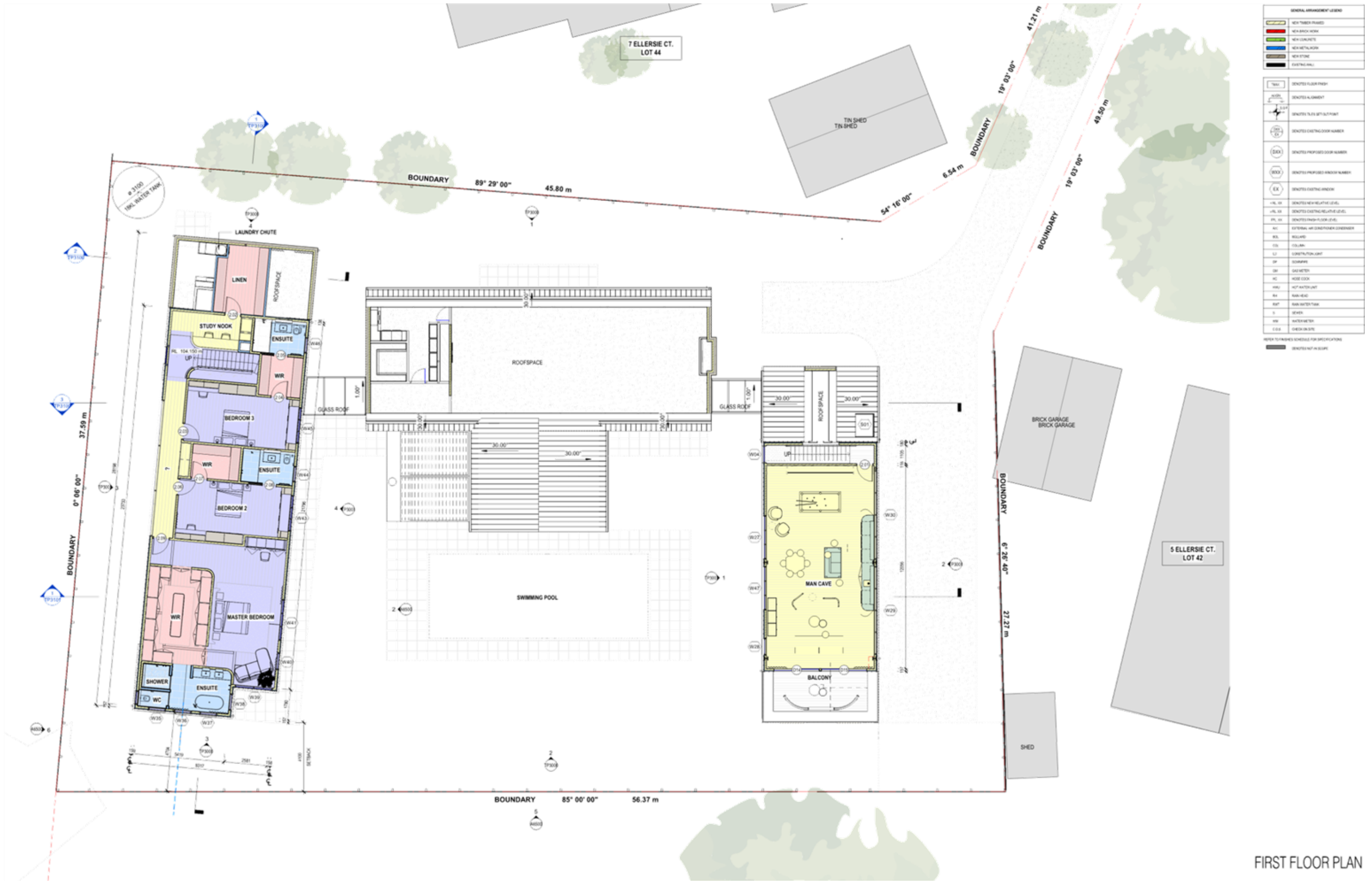


GENERAL ARRANGEMENT LEGEND

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[Symbol]	NEW CONCRETE
[Symbol]	NEW METALWORK
[Symbol]	NEW STONE
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[Symbol]	EXISTING GLASS GLAZING
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[Symbol]	EXISTING PROPOSED DOOR NUMBER
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[Symbol]	GAS METER
[Symbol]	NOSE COCK
[Symbol]	HOT WATER UNIT
[Symbol]	RAIN HEAD
[Symbol]	RAIN WATER TANK
[Symbol]	SEWER
[Symbol]	WATER METER
[Symbol]	CHECK ON SITE
[Symbol]	WATER TANKS SCHEDULE FOR SPECIFICATIONS
[Symbol]	EXISTING NOT IN SURVEY

GROUND FLOOR PLAN

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FIRST FLOOR PLAN

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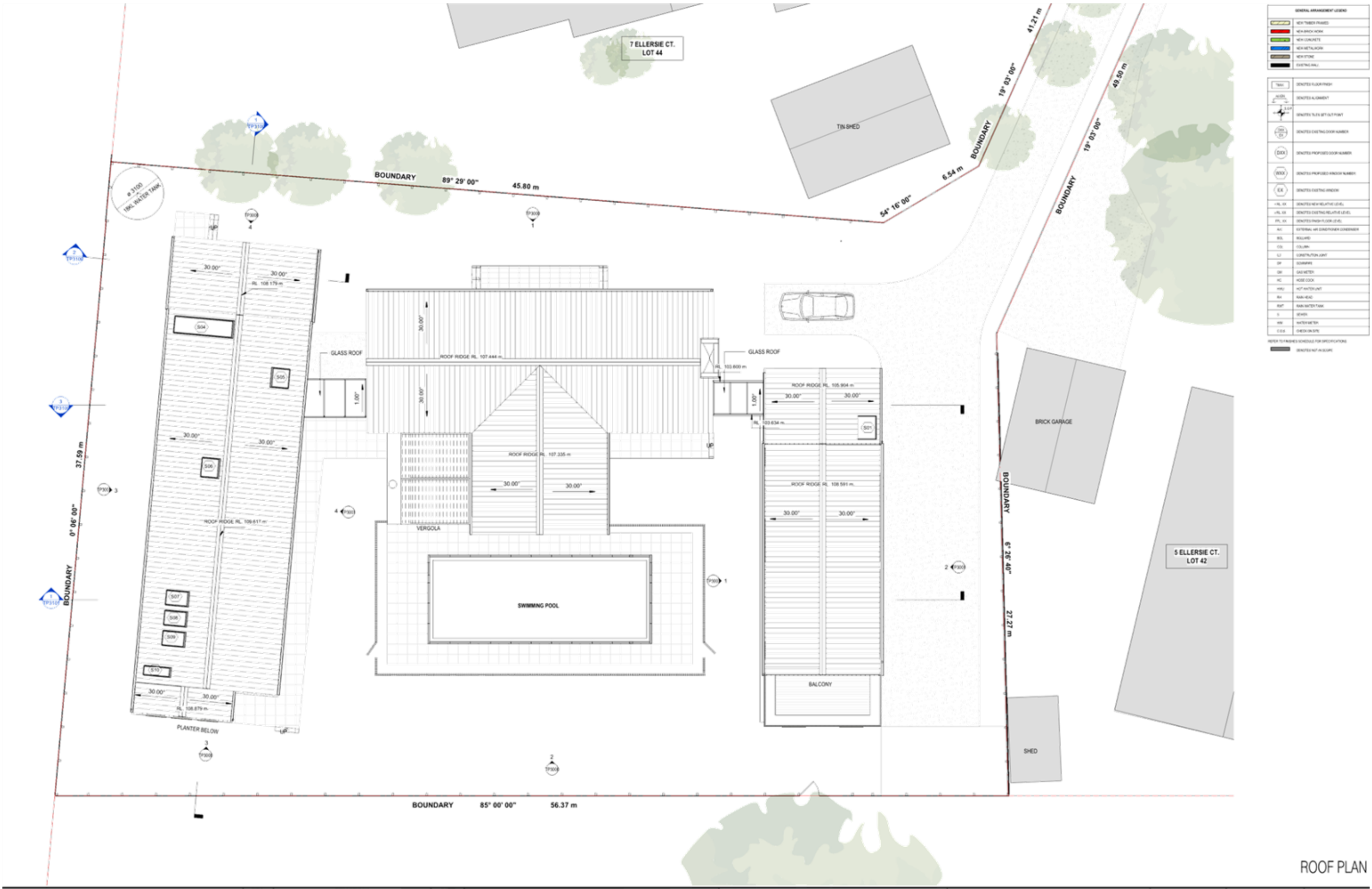
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ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DWG No. TP1001	SCALE 1:100 @ A1
	REV: 0



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[Symbol]	WATER METER
[Symbol]	CHECK ON SITE
[Symbol]	WATER TANKS SCHEDULE FOR SPECIFICATIONS
[Symbol]	IDENTIFIED NOT IN SCOPE

ROOF PLAN

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<p>TP1002</p>		<p>TP1002</p>		<p>TP1002</p>													
<p>TP1002</p>		<p>TP1002</p>		<p>TP1002</p>													



1 NORTH ELEVATION
1:100 @A1

4 LIVING PAVILION - TRUE ELEVATION
1:100 @A1



2 SOUTH ELEVATION
1:100 @A1

3 LIVING PAVILION - TRUE ELEVATION
1:100 @A1

ELEVATIONS - SHEET 1



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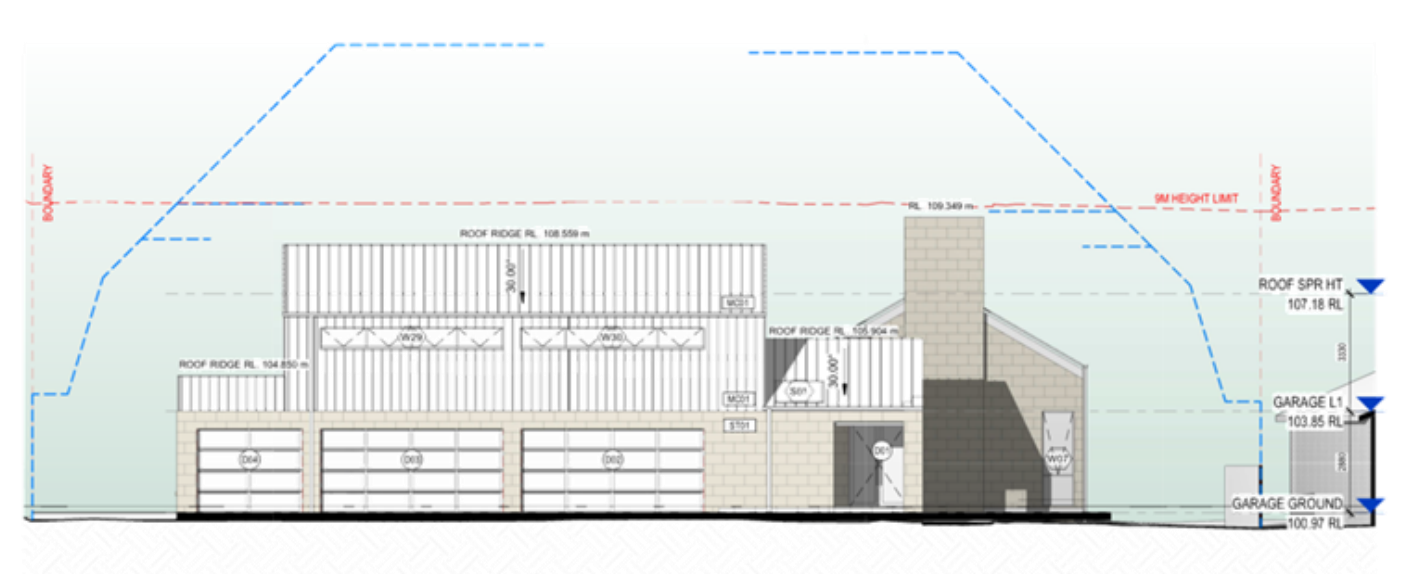
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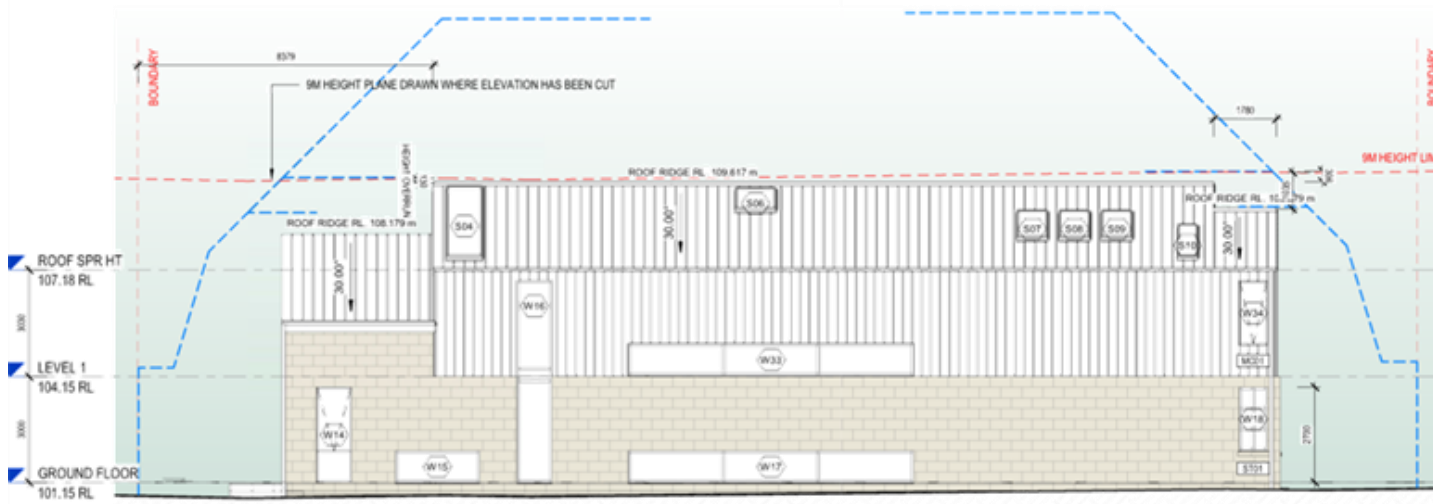
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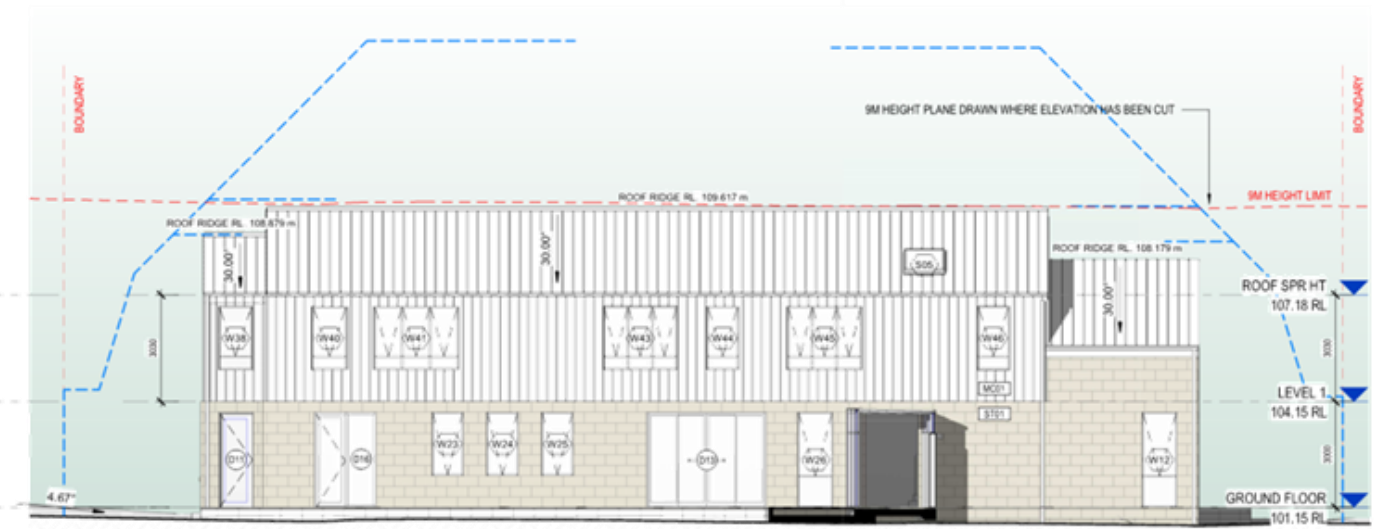
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1:100 @A1



2 EAST ELEVATION
1:100 @A1



3 WEST ELEVATION
1:100 @A1



4 WESTERN PAVILLION - EAST ELEVATION
1:100 @A1

ELEVATIONS - SHEET 2



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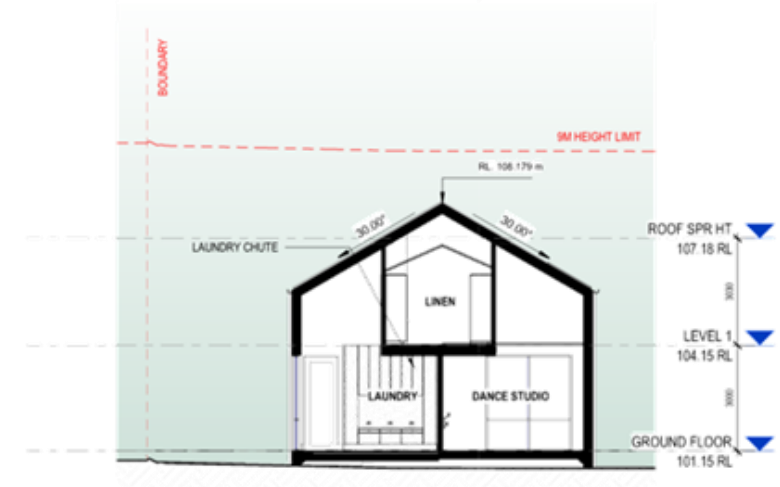
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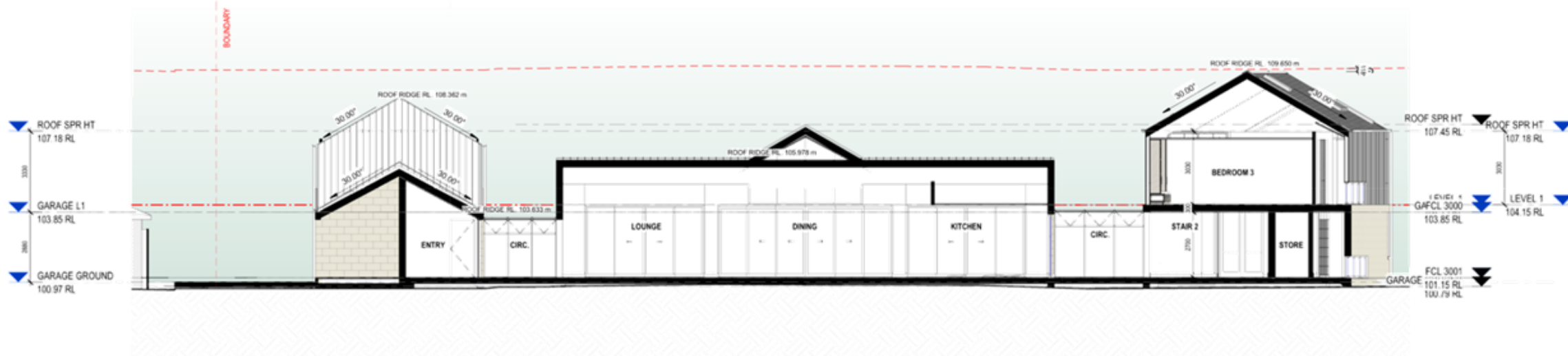
PROJECT No. 23033	DATE 25.06.2024
DWG No. TP3001	SCALE 1:100 @A1
REV:	



1 EASTERN PAVILLION - LONG SECTION
1:100 @A1



2 LINEN CUPBOARD - SECTION
1:100 @A1



3 LONG SECTION
1:100 @A1

OVERALL BUILDING SECTIONS - SHEET 1



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DWG No. TP3100	SCALE 1:100 @A1
REV: 0	



1 LONG SECTION 2
1:100 @A1

OVERALL BUILDING SECTIONS - SHEET 2



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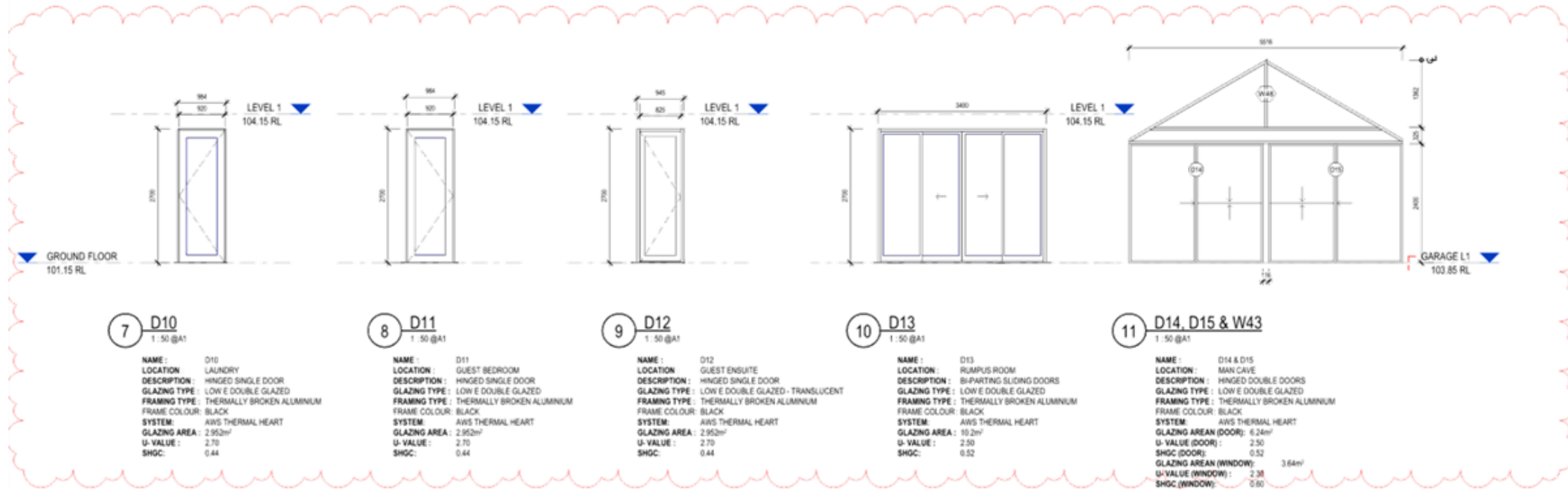
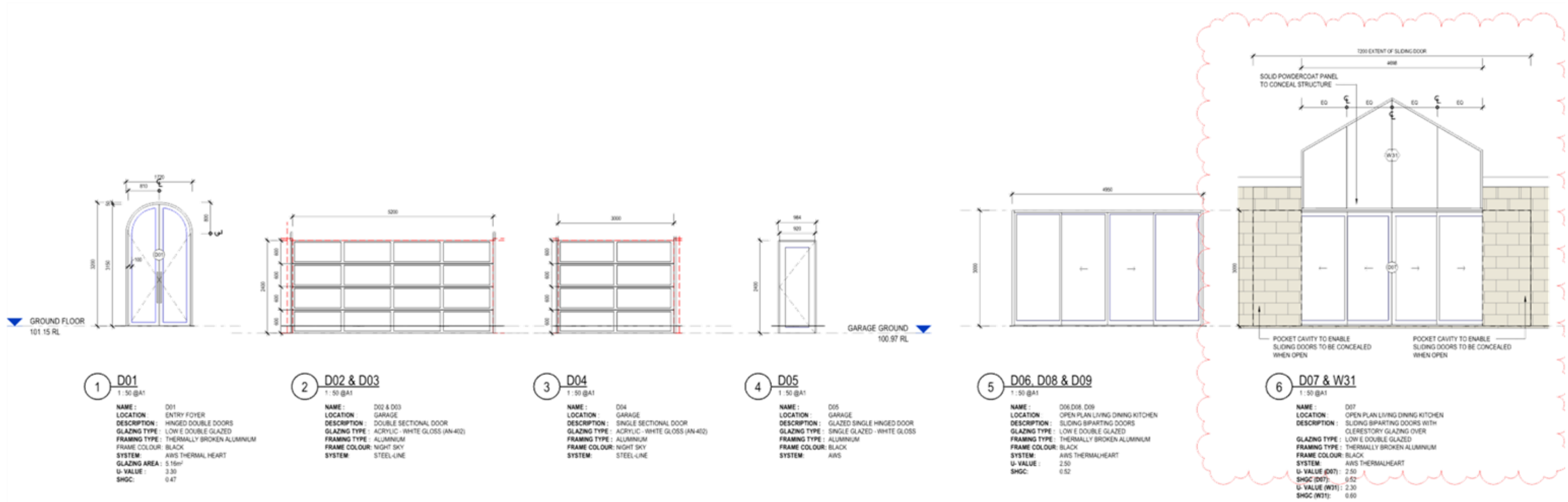
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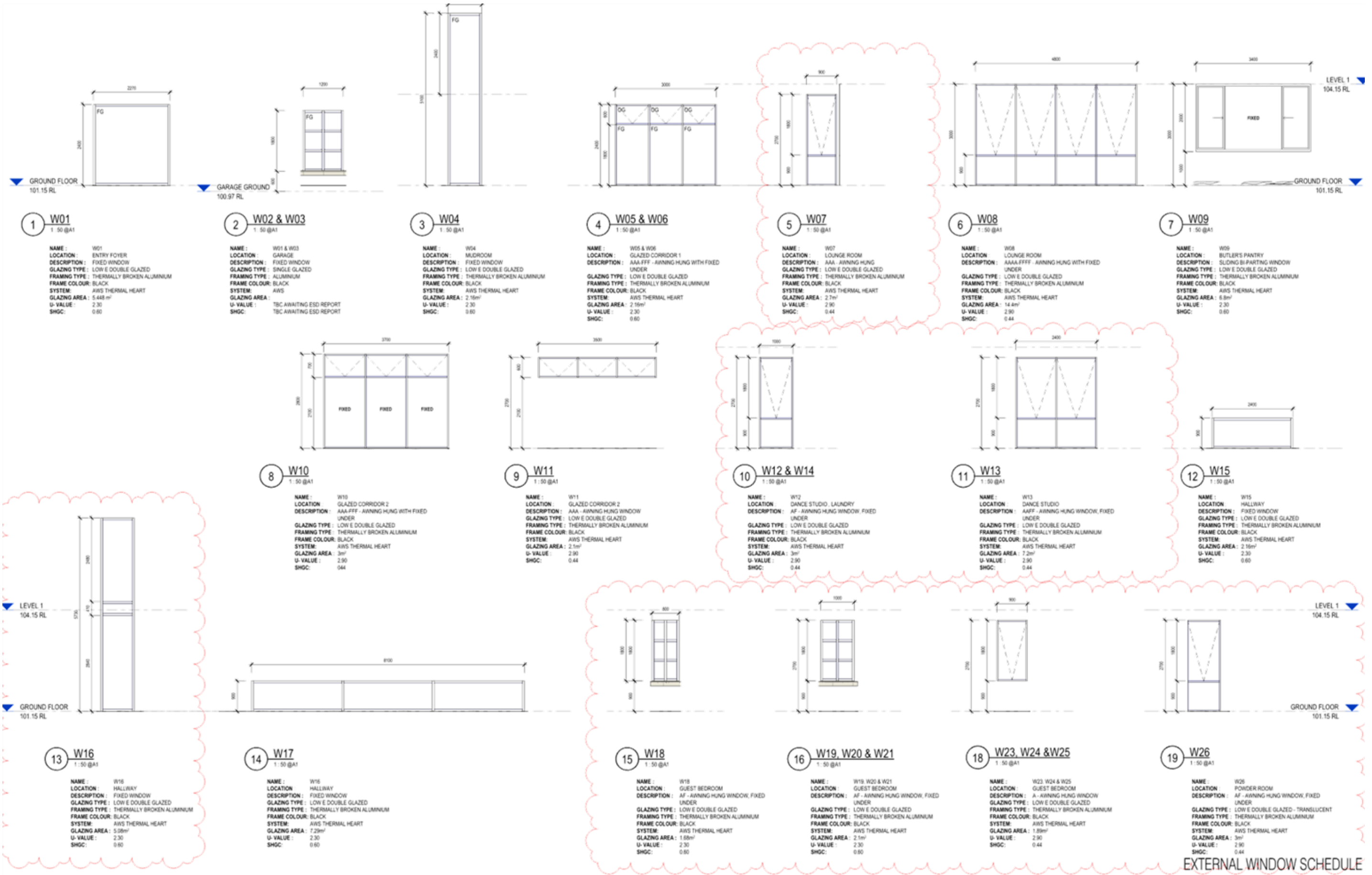
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DWG No:	TP3101	SCALE:	1:100 @A1
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EXTERNAL DOOR SCHEDULE

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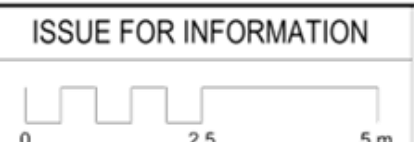


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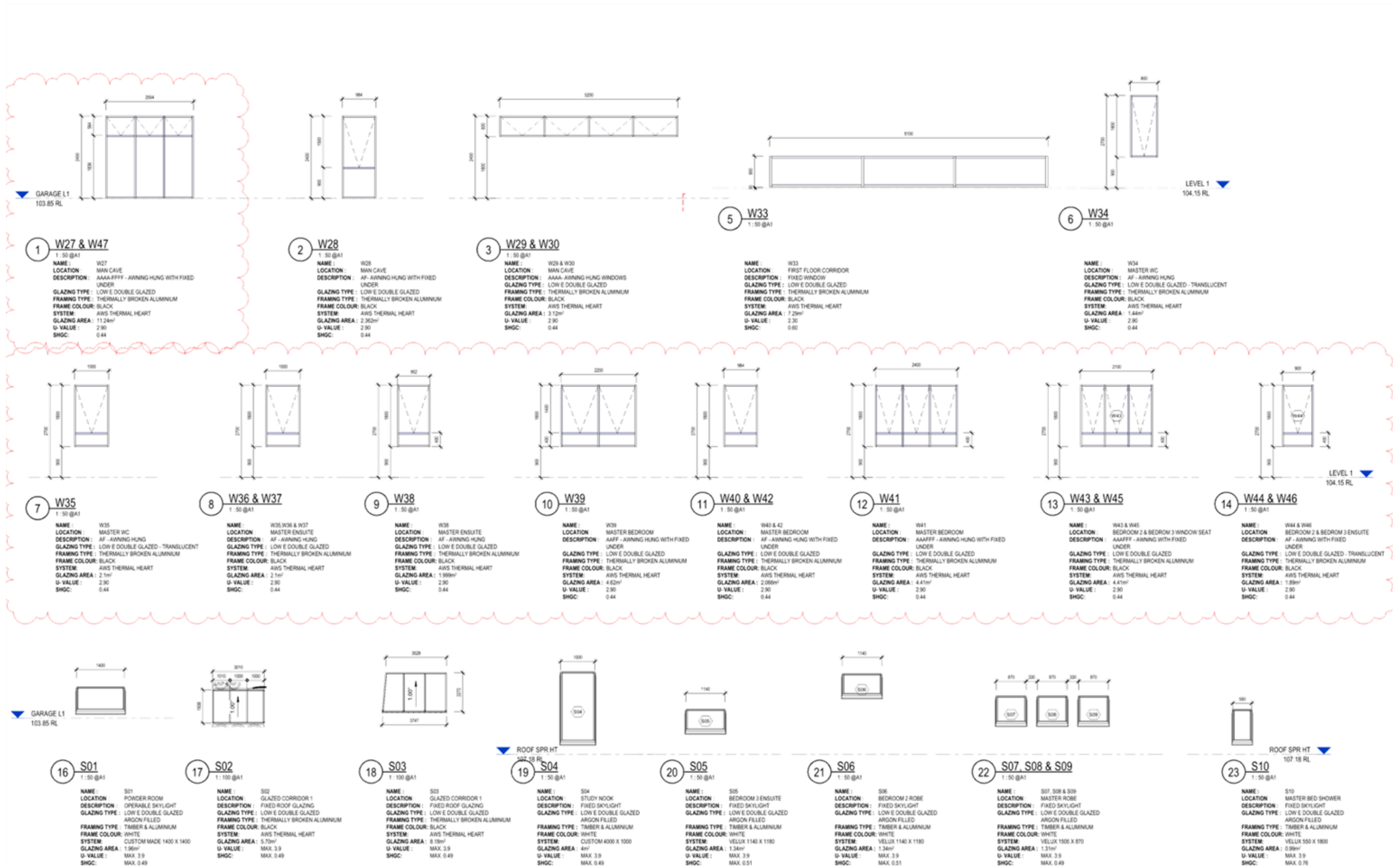
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PROJECT No:	23033	DATE:	25.06.2024
DWG No:	TP6200	SCALE:	1:50 @ A1
REV:			



EXTERNAL WINDOW SCHEDULE



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REV	DESCRIPTION	DATE
A	TOWN PLANNING APPLICATION	31.10.2023
B	TOWN PLANNING AMENDMENTS	11.12.2023
C	TOWN PLANNING AMENDMENTS, REV 2	25.06.2024

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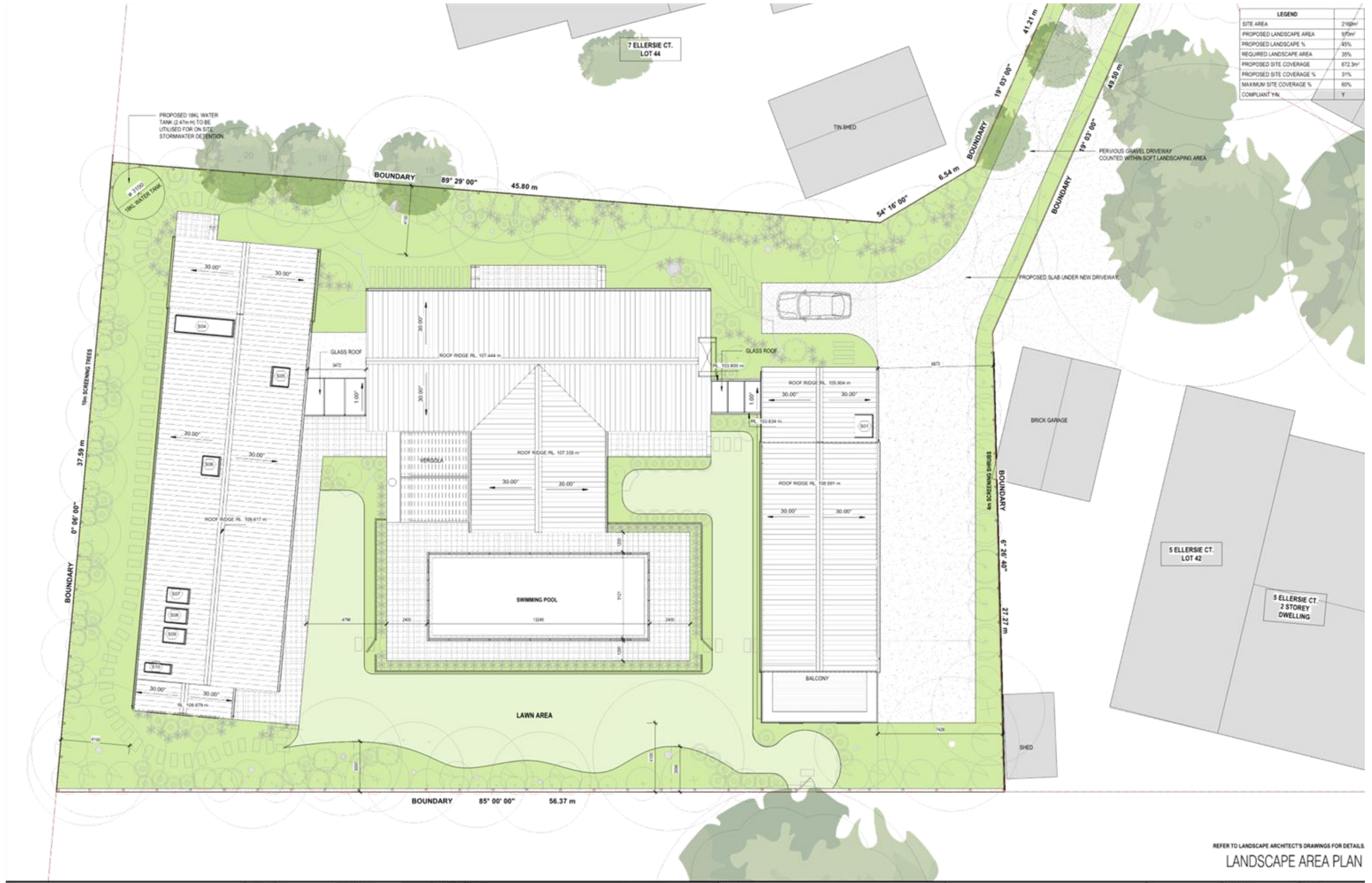
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ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DWG No. TP6201	SCALE 1:50 @ A1
REV:	



REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS

LANDSCAPE AREA PLAN

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PROJECT No.
23033

DATE
25.06.2024

DRG No.
TP9000

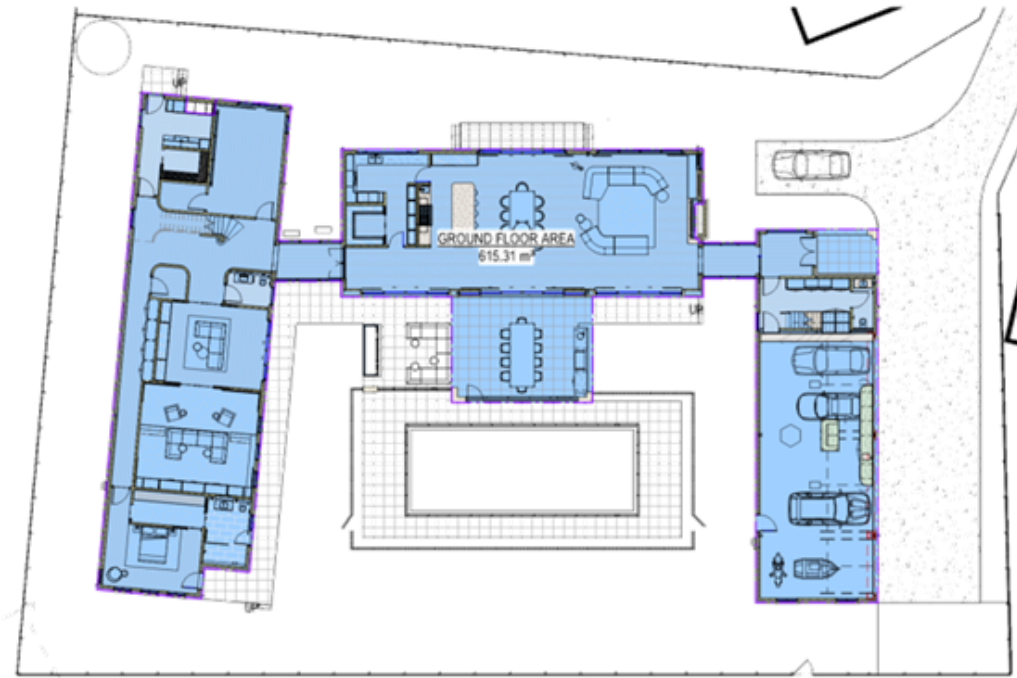
SCALE
1 : 100 @ A1

GROSS FLOOR AREA	
GROUND FLOOR AREA	615 m ²
LEVEL 01 - PAVILLION 3	195 m ²
LEVEL 01 - PAVILLION 1	83 m ²
Grand total 3	893 m ²

SITE AREA 2169m²
 PROPOSED F.S.R. 0.41 : 1

Moorabool Planning Scheme

Gross Floor Area: The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.



1 GFA GROUND FLOOR
 1:200 @A1



2 GFA LEVEL 1
 1:200 @A1

GFA PLANS



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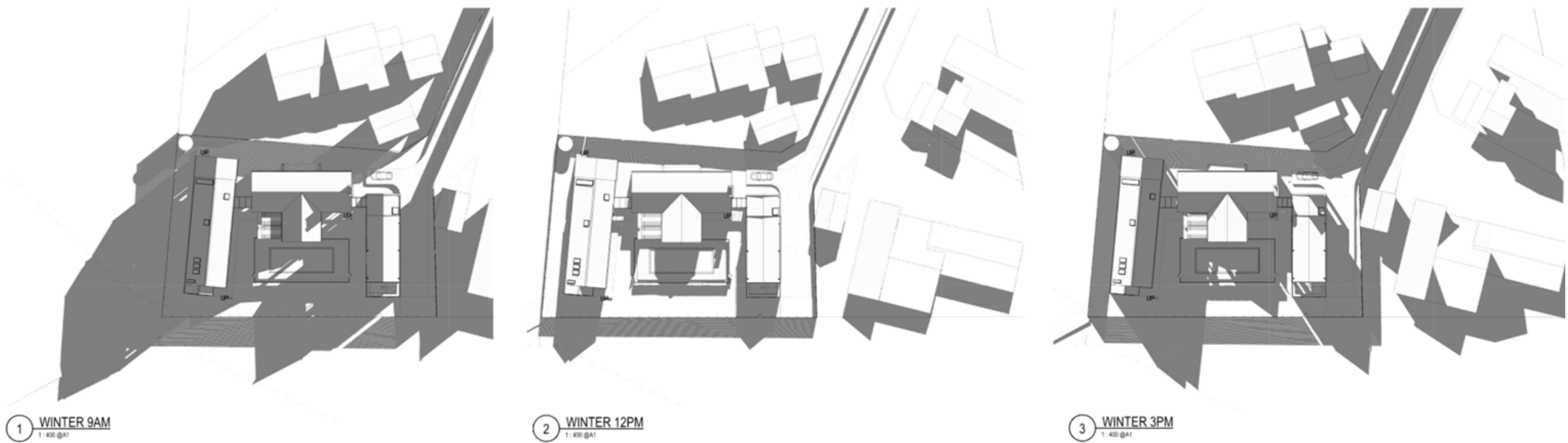
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PROJECT No: 23033	DATE: 25.06.2024
DWG No: TP9010	SCALE: 1:200 @A1
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WINTER SHADOW DIAGRAMS

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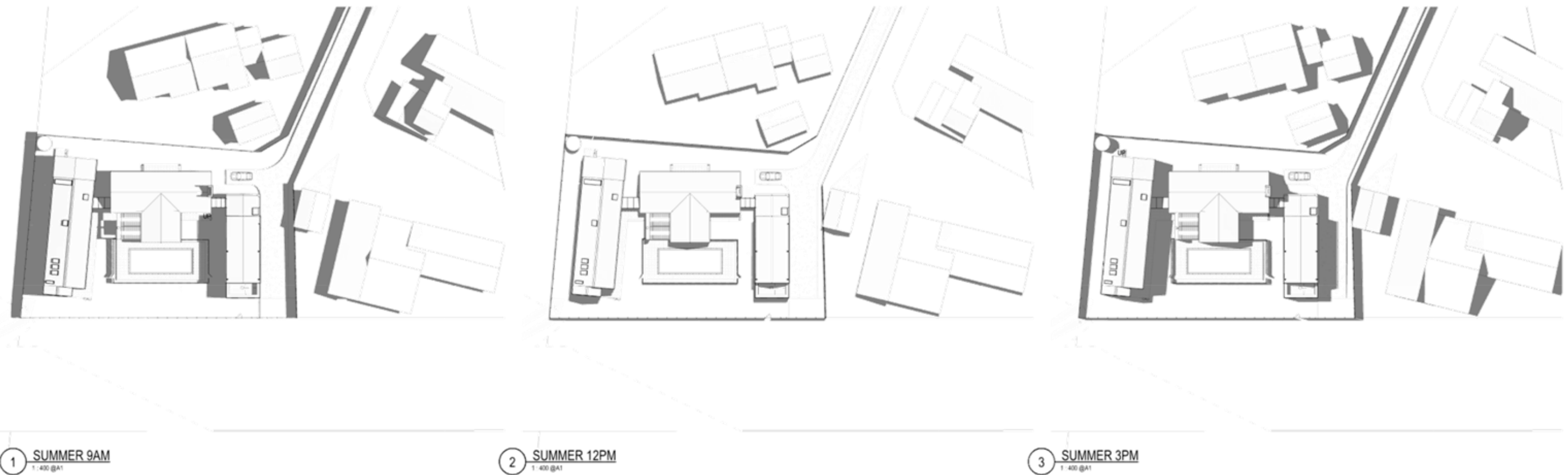
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ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DWG No. TP9100	SCALE 1:400 @ A1
	REV:



1 SUMMER 9AM
1:400 @A1

2 SUMMER 12PM
1:400 @A1

3 SUMMER 3PM
1:400 @A1

SUMMER SHADOW DIAGRAMS



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ISSUE FOR INFORMATION



PROJECT No. 23033	DATE 25.06.2024
DWG No. TP9101	SCALE 1:400 @A1
REV:	REV:



EQUINOX SHADOW DIAGRAMS



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PROJECT No: 23033	DATE: 25.06.2024
DWG No: TP9102	SCALE: 1:400 @A1
	REV:



BIRDSEYE VIEW FROM NORTH EAST



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REV	DESCRIPTION	DATE
A	TOWN PLANNING APPLICATION	31.10.2023
B	TOWN PLANNING AMENDMENTS	11.12.2023
C	TOWN PLANNING AMENDMENTS, REV 2	26.06.2024

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ISSUE FOR INFORMATION

PROJECT No. 23033	DATE 25.06.2024
DRG No. TP9150	SCALE -
REV: -	REV: -



VIEW FROM END OF DRIVEWAY

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ISSUE FOR INFORMATION

PROJECT No. 23033	DATE 25.06.2024
DRG No. TP9151	SCALE 1:1
REV: A	



BIRDSEYE VIEW FROM SOUTH WEST

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ISSUE FOR INFORMATION

PROJECT No: 23033	DATE: 25.06.2024
DRG No: TP9152	SCALE: REV:



VIEW FROM GROUND LEVEL TOWARDS CENTRAL GARDEN AND POOL

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REV	DESCRIPTION	DATE
A	TOWN PLANNING AMENDMENTS	11/12/2023
B	TOWN PLANNING AMENDMENTS_REV 2	25/06/2024

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ISSUE FOR INFORMATION

PROJECT No. 23033	DATE 25.06.2024
DRG No. TP9153	SCALE REV: 25



VIEW TOWARDS GARAGE AND BALCONY OVER

HOT BLACK

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ISSUE FOR INFORMATION

PROJECT No. 23033	DATE 25.06.2024
DRG No. TP9154	SCALE -
REV: -	REV: -



VIEW FROM NORTH WEST



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ISSUE FOR INFORMATION

PROJECT No: 23033	DATE: 25.06.2024
DRG No: TP9155	SCALE: 1:1
REV: 1	



7 ELLERSLIE CT. - VIEW 01 - LOOKING TOWARDS SOUTH WEST



7 ELLERSLIE CT. - VIEW 02 - LOOKING TOWARDS SOUTH EAST



5 ELLERSLIE CT. - VIEW 01 TO WEST



5 ELLERSLIE CT. - VIEW 02 TO SOUTH WEST

VIEWS FROM NEIGHBOURS



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ISSUE FOR INFORMATION

PROJECT No: 23033	DATE: 25.06.2024
DRWG No: TP9156	SCALE:
	REV:



PC01
BLACK POWDERCOATED FINISH
WINDOW FRAME



PC02
SOUTHERLY POWDERCOATED FINISH
WINDOW FIXED PANELS



GL01
GLASS - CLEAR FINISH
WINDOWS, GLAZING ROOF



RF01
STANDING SEAM - LYSAGHT ENSEAM COLORBOND
SOUTHERLY FINISH
LEVEL 1 WALLS AND ROOF



ST01
LIMESTONE AUSTRALIA - OYSTER
GROUND FLOOR WALLS



PV
ECO OUTDOOR - DURO LIMESTONE
OUTDOOR PAVERS

DIGITAL FINISHES BOARD



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