PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

31/07/2019

ADVERTISED MATERIAL

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Ascui & Co.
Architects

Multi Use Development

160 Whitehorse Road, Blackburn

TOWN PLANNING SUBMISSION
DATE: 24/05/2019

ascuiandco.com.au

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

31/07/2019

ADVERTISED PLAN IN ACCORDANCE WITH
CITY OF WHITEHORSE

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DRAWING SCHEDULE

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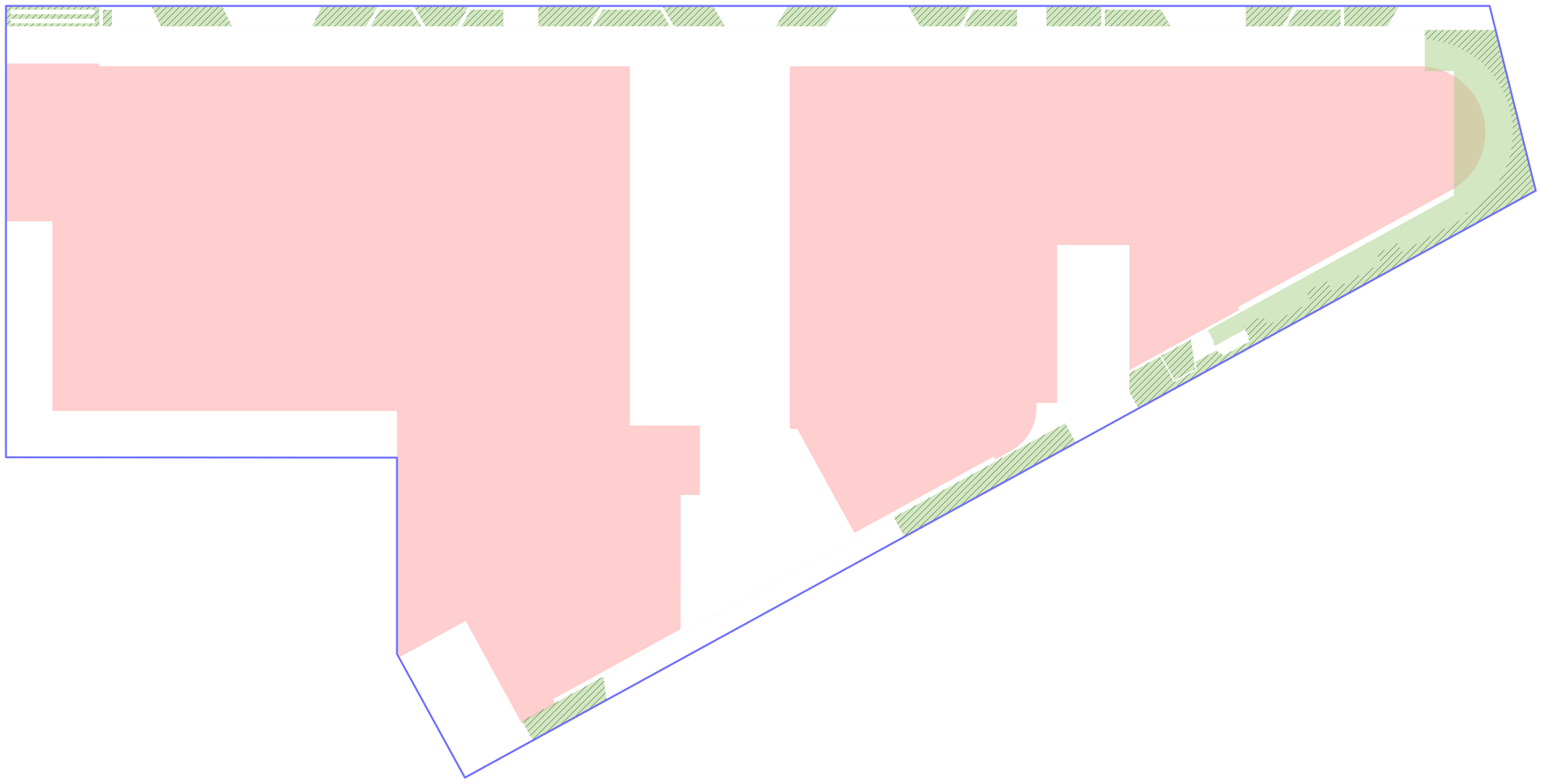
AREA CALCULATIONS

TOTAL AREA	- 8767 m^2	
SITE COVERAGE	- 5657 m^2	65%
PERMEABILITY	- 409 m^2	5%
DEEP SOIL AREA	- 577 m^2	6.6%



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REV No.	AMENDMENTS / ISSUE	DRAWN
B	RFI AMENDMENT	MS/TJ

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DRAWING
DRAWING SCHEDULE

PROJECT
MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN

Ascui & Co.
Architects

SCALE	DATE
1:300 @ A1	24/05/2019
DRAWN	JOB No.
MS & TJ	1563
TOWN PLANNING	DRAWING No. TP-01 / REV No. B

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

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DEVELOPMENT SUMMARY

APARTMENT TYPES

TYPE	No	ADAPT APT.	INT ST.
TYPE A	40	Y	9.0
TYPE AA	1		10.0
TYPE B	2		9.0
TYPE BB	2	Y	10.7
TYPE C	3		6.3
TYPE CC	2		9.4
TYPE D	12	Y	9.4
TYPE DD	2		9.2
TYPE E	25	Y	9.4
TYPE EE	3	Y	12.2
TYPE F	10	Y	7.1
TYPE FF	6	Y	11.7
TYPE G	3		9.0
TYPE GG	3		10.5
TYPE H	3		10.1
TYPE HH	1		6.0
TYPE I	3		15.0
TYPE II	1	Y	10.6
TYPE J	3		19.1
TYPE JJ	1		11.2
TYPE K	6		15.6
TYPE KK	1		13.5
TYPE L	3		17.7
TYPE LL	3	Y	6.1
TYPE M	4		6.8
TYPE MM	3	Y	6.4
TYPE N	4		6.4
TYPE NN	3	Y	6.3
TYPE O	1		9.1
TYPE P	3		10.9
TYPE Q	7	Y	9.0
TYPE R	4		7.2
TYPE S	1		9.6
TYPE T	1		7.1
TYPE U	1		6.7
TYPE V	1		10.6
TYPE W	3		6.8
TYPE X	3		9.5
TYPE Y	2		6.1
TYPE Z	7	Y	12.1
	187		

APARTMENT CATEGORIES

AREAS - (BUILDING B)		
	1 BED - 1 BATH	17
	2 BED - 1 BATH	15
	2 BED - 2 BATH	30
		62
AREAS - (BUILDING C)		
	1 BED - 1 BATH	11
	2 BED - 1 BATH	17
	2 BED - 2 BATH	23
	3 BED - 2 BATH	6
		57
AREAS - (BUILDING D)		
	1 BED - 1 BATH	25
	2 BED - 2 BATH	37
	3 BED - 2 BATH	6
		68
		187

CATEGORIES (TOTAL)

1 BED - 1 BATH	
	53
2 BED - 1 BATH	
	32
2 BED - 2 BATH	
	90
3 BED - 2 BATH	
	12
TERRACE	
	38
	225

OFFICE TENANCY

GROUND	
OFFICE AREA	2374.5
LEVEL 1	
OFFICE AREA	1856.8
LEVEL 2	
OFFICE AREA	1904.0
LEVEL 3	
OFFICE AREA	1893.6
LEVEL 4	
OFFICE AREA	1898.2
LEVEL 5	
OFFICE AREA	1870.3
	11797.4 m²

COMMERCIAL TENANCY

BASEMENT 1		
ALDI	RETAIL	1685.9
B01	RETAIL	168.6
		1854.5 m²
GROUND		
G01	RETAIL	175.9
G02	RETAIL	134.6
G03	RETAIL	143.8
G04	RETAIL	201.5
G05	RETAIL	562.7
G06	RETAIL	175.6
G07	RETAIL	160.2
G08	RETAIL	135.0
G09	RETAIL	104.7
G10	RETAIL	120.3
G11	RETAIL	104.1
G12	RETAIL	136.2
		2154.6 m²
		4009.1 m²

CAR BAY SCHEDULE

BASEMENT 5		
	OFFICE (O)	90
		90
BASEMENT 4		
	OFFICE (O)	87
		87
BASEMENT 3		
	OFFICE (O)	60
	RESIDENT PARKING (RES)	150
		210
BASEMENT 2		
	OFFICE (O)	60
	RESIDENT PARKING (RES)	54
	RESIDENTIAL VISITORS (VIS)	13
	RETAIL CUSTOMERS (RC)	66
	RETAIL STAFF (RS)	24
		217
BASEMENT 1		
	ALDI (A)	65
	OFFICE (O)	56
		121
		725

CAR BAY SCHEDULE (TOTAL)

CATORGORY	REQUIRED	PROV.
ALDI (A)	84	65
OFFICE (O)	358	353
RESIDENT PARKING (RES)	200	204
RESIDENTIAL VISITORS (VIS)	0	13
RETAIL CUSTOMERS (RC)	(TOTAL RETAIL BAYS REQ. 81)	66
RETAIL STAFF (RS)		24
	723	725

BICYCLE BAY SCHEDULE

BASEMENT 3		
	OFFICE	20
		20
BASEMENT 2		
	OFFICE	26
		26
BASEMENT 1		
	EXT. VISITOR / CUSTOMER	14
	RESIDENT	14
	RETAIL STAFF	13
		41
GROUND		
	EXT. VISITOR / CUSTOMER	25
	RESIDENT	101
		126
		213

BICYCLE BAY SCHEDULE (TOTAL)

CATEGORY	REQ.	PROVIDED
EXT. VISITOR / CUSTOMER	39	39
OFFICE	40	46
RESIDENT	38	115
RETAIL STAFF	11	13
	128	213

STORAGE CAGE SCHEDULE (TOTAL)

BASEMENT 3	
STORAGE CAGE	127
	127
BASEMENT 2	
STORAGE CAGE	60
	60
	187

MOTORBIKE SCHEDULE

BASEMENT 3	
MOTORCYCLE BAY	4
	4
BASEMENT 2	
MOTORCYCLE BAY	8
	8
	12

TOTAL NO. OF D17 ACCESSIBLE APARTMENTS	122 (65%)
TOTAL NO. OF D27 NATURAL VENTILATION	76 (40%)

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DRAWING
DEVELOPMENT SUMMARY

PROJECT
MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN

Ascui & Co.
Architects

SCALE 1:1 @ A1
DATE 24/05/2019
DRAWN MS & TJ
JOB No. 1563
TOWN PLANNING
DRAWING No. TP-02
REV No. B

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WHITEHORSE PLANNING SCHEME

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BUILDING B

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
101-B	TYPE NN	1 BED - 1 BATH	APT AREA	59.1	Y		Y	Y	N/A
101-B		BALCONY	POS AREA	10.8					
102-B	TYPE A	2 BED - 2 BATH	APT AREA	79.3	Y	Y	Y	Y	Y
102-B		BALCONY	POS AREA	10.2					
103-B	TYPE EE	2 BED - 1 BATH	APT AREA	75.3	Y	Y	Y	Y	N/A
103-B		BALCONY	POS AREA	12.9					
104-B	TYPE A	2 BED - 2 BATH	APT AREA	75.7	Y		Y	Y	Y
104-B		BALCONY	POS AREA	11.1					
105-B	TYPE A	2 BED - 2 BATH	APT AREA	76.7	Y		Y	Y	Y
105-B		BALCONY	POS AREA	11.0					
106-B	TYPE FF	1 BED - 1 BATH	APT AREA	59.3	Y		Y	Y	N/A
106-B		TERRACE	POS AREA	51.8					
107-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
107-B		BALCONY	POS AREA	10.9					
108-B	TYPE A	2 BED - 2 BATH	APT AREA	73.6	Y		Y	Y	Y
108-B		TERRACE	POS AREA	62.3					
109-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
109-B		BALCONY	POS AREA	10.9					
110-B	TYPE A	2 BED - 2 BATH	APT AREA	73.6	Y		Y	Y	Y
110-B		TERRACE	POS AREA	77.1					
111-B	TYPE GG	2 BED - 2 BATH	APT AREA	84.5		Y	Y	Y	N/A
111-B		BALCONY	POS AREA	17.1					
111-B		TERRACE	POS AREA	52.9					

LEVEL 2

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
201-B	TYPE NN	1 BED - 1 BATH	APT AREA	60.3	Y		Y	Y	N/A
201-B		BALCONY	POS AREA	10.7					
202-B	TYPE A	2 BED - 2 BATH	APT AREA	79.3	Y	Y	Y	Y	Y
202-B		BALCONY	POS AREA	10.2					
203-B	TYPE EE	2 BED - 1 BATH	APT AREA	76.1	Y	Y	Y	Y	N/A
203-B		BALCONY	POS AREA	12.9					
204-B	TYPE A	2 BED - 2 BATH	APT AREA	75.9	Y		Y	Y	Y
204-B		BALCONY	POS AREA	11.4					
205-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
205-B		BALCONY	POS AREA	11.0					
206-B	TYPE FF	1 BED - 1 BATH	APT AREA	59.3	Y		Y	Y	N/A
206-B		BALCONY	POS AREA	12.2					
207-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
207-B		BALCONY	POS AREA	11.0					
208-B	TYPE A	2 BED - 2 BATH	APT AREA	73.7	Y		Y	Y	Y
208-B		BALCONY	POS AREA	9.9					
209-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
209-B		BALCONY	POS AREA	11.0					
210-B	TYPE A	2 BED - 2 BATH	APT AREA	73.7	Y		Y	Y	Y
210-B		BALCONY	POS AREA	9.9					
211-B	TYPE GG	2 BED - 2 BATH	APT AREA	84.5		Y	Y	Y	N/A
211-B		BALCONY	POS AREA	35.1					

LEVEL 3

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
301-B	TYPE NN	1 BED - 1 BATH	APT AREA	60.2	Y		Y	Y	N/A
301-B		BALCONY	POS AREA	10.7					
302-B	TYPE II	1 BED - 1 BATH	APT AREA	64.0	Y	Y	Y	Y	N/A
302-B		TERRACE	POS AREA	25.7					
303-B	TYPE EE	2 BED - 1 BATH	APT AREA	76.1	Y	Y	Y	Y	N/A
303-B		BALCONY	POS AREA	12.9					
304-B	TYPE A	2 BED - 2 BATH	APT AREA	75.7	Y		Y	Y	Y
304-B		BALCONY	POS AREA	11.4					
305-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
305-B		BALCONY	POS AREA	10.9					
306-B	TYPE FF	1 BED - 1 BATH	APT AREA	59.1	Y		Y	Y	N/A
306-B		BALCONY	POS AREA	12.2					
307-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
307-B		BALCONY	POS AREA	10.9					
308-B	TYPE A	2 BED - 2 BATH	APT AREA	72.9	Y		Y	Y	Y
308-B		BALCONY	POS AREA	9.9					
309-B	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	Y
309-B		BALCONY	POS AREA	11.0					
310-B	TYPE A	2 BED - 2 BATH	APT AREA	73.7	Y		Y	Y	Y
310-B		BALCONY	POS AREA	9.9					
311-B	TYPE GG	2 BED - 2 BATH	APT AREA	84.5		Y	Y	Y	N/A
311-B		BALCONY	POS AREA	34.5					

LEVEL 4

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
401-B	TYPE LL	1 BED - 1 BATH	APT AREA	59.0	Y		Y	Y	N/A
401-B		TERRACE	POS AREA	19.6					
402-B	TYPE MM	1 BED - 1 BATH	APT AREA	59.4	Y	Y	Y	Y	N/A
402-B		BALCONY	POS AREA	9.8					
403-B	TYPE HH	1 BED - 1 BATH	APT AREA	60.7			Y	Y	N/A
403-B		TERRACE	POS AREA	26.4					
404-B	TYPE E	2 BED - 1 BATH	APT AREA	66.7	Y		Y	Y	Y
404-B		TERRACE	POS AREA	20.6					
405-B	TYPE E	2 BED - 1 BATH	APT AREA	66.7	Y		Y	Y	Y
405-B		TERRACE	POS AREA	20.0					
406-B	TYPE FF	1 BED - 1 BATH	APT AREA	56.5	Y		Y	Y	N/A
406-B		TERRACE	POS AREA	15.0					
407-B	TYPE E	2 BED - 1 BATH	APT AREA	66.4	Y		Y	Y	Y
407-B		TERRACE	POS AREA	20.0					
408-B	TYPE E	2 BED - 1 BATH	APT AREA	64.8	Y		Y	Y	Y
408-B		TERRACE	POS AREA	17.3					
409-B	TYPE JJ	2 BED - 1 BATH	APT AREA	79.3		Y	Y	Y	Y
409-B		TERRACE	POS AREA	55.1					
410-B	TYPE KK	2 BED - 2 BATH	APT AREA	88.3		Y	Y	Y	N/A
410-B		TERRACE	POS AREA	77.6					

LEVEL 5

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
501-B	TYPE LL	1 BED - 1 BATH	APT AREA	59.1	Y		Y	Y	N/A
501-B		BALCONY	POS AREA	9.6					
502-B	TYPE MM	1 BED - 1 BATH	APT AREA	59.0	Y	Y	Y	Y	N/A
502-B		BALCONY	POS AREA	9.8					
503-B	TYPE CC	2 BED - 2 BATH	APT AREA	74.9		Y	Y	Y	N/A
503-B		BALCONY	POS AREA	10.9					
504-B	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
504-B		BALCONY	POS AREA	10.1					
505-B	TYPE E	2 BED - 1 BATH	APT AREA	66.7	Y		Y	Y	Y
505-B		BALCONY	POS AREA	10.1					
506-B	TYPE FF	1 BED - 1 BATH	APT AREA	56.8	Y		Y	Y	N/A
506-B		BALCONY	POS AREA	9.7					
507-B	TYPE E	2 BED - 1 BATH	APT AREA	66.4	Y		Y	Y	Y
507-B		BALCONY	POS AREA	10.1					
508-B	TYPE E	2 BED - 1 BATH	APT AREA	66.8	Y		Y	Y	Y
508-B		BALCONY	POS AREA	11.2					
509-B	TYPE DD	2 BED - 2 BATH	APT AREA	84.9		Y	Y	Y	Y
509-B		BALCONY	POS AREA	17.9					
510-B	TYPE BB	2 BED - 2 BATH	APT AREA	97.3	Y	Y	Y	Y	N/A
510-B		BALCONY	POS AREA	19.4					

LEVEL 6

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
601-B	TYPE LL	1 BED - 1 BATH	APT AREA	59.0	Y	Y	Y	Y	N/A
601-B		BALCONY	POS AREA	9.6					
602-B	TYPE MM	1 BED - 1 BATH	APT AREA	59.0	Y	Y	Y	Y	N/A
602-B		BALCONY	POS AREA	9.8					
603-B	TYPE CC	2 BED - 2 BATH	APT AREA	78.6		Y	Y	Y	N/A
603-B		BALCONY	POS AREA	10.9					
604-B	TYPE E	2 BED - 1 BATH	APT AREA	66.7	Y	Y	Y	Y	Y
604-B		BALCONY	POS AREA	10.1					
605-B	TYPE FF	1 BED - 1 BATH	APT AREA	56.8	Y	Y	Y	Y	N/A
605-B		BALCONY	POS AREA	9.7					
606-B	TYPE E	2 BED - 1 BATH	APT AREA	66.4	Y	Y	Y	Y	Y
606-B		BALCONY	POS AREA	10.1					
607-B	TYPE E	2 BED - 1 BATH	APT AREA	66.7	Y		Y	Y	Y
607-B		BALCONY	POS AREA	11.1					
608-B	TYPE DD	2 BED - 2 BATH	APT AREA	84.1		Y	Y	Y	Y
608-B		BALCONY	POS AREA	17.9					
609-B	TYPE BB	2 BED - 2 BATH	APT AREA	96.4	Y	Y	Y	Y	N/A
609-B		BALCONY	POS AREA	19.4					

D17 - ACCESSIBILITY STANDARD
(REFER TO TP-29 - TP-31 FOR LAYOUTS)

D20 - MINIMUM STORAGE REQUIREMENTS
(REFER TO TP-02 FOR TOTALS)

D24 - MINIMUM ROOM SIZES
(REFER TO TP-29 - TP-31 FOR LAYOUTS)

D26 - COMPLIANCE WITH "SADDLEBACK" BEDROOM ARANGEMENTS

D27 - NATURAL VENTILATION CHECKLIST

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B	RFI AMENDMENT	MS/TJ

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DRAWING
BLD B APARTMENT AREAS

PROJECT
MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN

Ascui & Co.
Architects

SCALE @ A1
DATE 24/05/2019
DRAWN MS & TJ
JOB No. 1563
TOWN PLANNING
DRAWING No. TP-03.1
REV No. B

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

31/07/2019

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BUILDING C

LEVEL 1

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
101-C	TYPE A	2 BED - 2 BATH	APT AREA	75.9	Y		Y	Y	Y
101-C		TERRACE	POS AREA	34.4					
102-C	TYPE I	3 BED - 2 BATH	APT AREA	101.2		Y	Y	Y	Y
102-C		BALCONY	POS AREA	20.4					
103-C	TYPE H	1 BED - 1 BATH	APT AREA	69.3		Y	Y	Y	N/A
103-C		BALCONY	POS AREA	17.5					
104-C	TYPE A	2 BED - 2 BATH	APT AREA	75.6	Y		Y	Y	Y
104-C		BALCONY	POS AREA	12.2					
105-C	TYPE A	2 BED - 2 BATH	APT AREA	74.6	Y		Y	Y	Y
105-C		BALCONY	POS AREA	13.0					
106-C	TYPE F	1 BED - 1 BATH	APT AREA	55.8	Y		Y	Y	N/A
106-C		BALCONY	POS AREA	9.7					
107-C	TYPE A	2 BED - 2 BATH	APT AREA	75.8	Y		Y	Y	Y
107-C		BALCONY	POS AREA	9.7					
108-C	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y	Y	Y	Y	Y
108-C		BALCONY	POS AREA	9.8					
109-C	TYPE A	2 BED - 2 BATH	APT AREA	77.1	Y	Y	Y	Y	Y
109-C		TERRACE	POS AREA	26.5					
110-C	TYPE A	2 BED - 2 BATH	APT AREA	76.2	Y		Y	Y	Y
110-C		TERRACE	POS AREA	27.7					

LEVEL 2

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
201-C	TYPE A	2 BED - 2 BATH	APT AREA	75.9	Y		Y	Y	Y
201-C		BALCONY	POS AREA	9.6					
202-C	TYPE I	3 BED - 2 BATH	APT AREA	100.6		Y	Y	Y	Y
202-C		BALCONY	POS AREA	15.0					
203-C	TYPE H	1 BED - 1 BATH	APT AREA	69.5		Y	Y	Y	N/A
203-C		BALCONY	POS AREA	17.5					
204-C	TYPE A	2 BED - 2 BATH	APT AREA	75.5	Y		Y	Y	Y
204-C		BALCONY	POS AREA	9.7					
205-C	TYPE A	2 BED - 2 BATH	APT AREA	73.8	Y		Y	Y	Y
205-C		BALCONY	POS AREA	9.7					
206-C	TYPE A	2 BED - 2 BATH	APT AREA	73.8	Y		Y	Y	Y
206-C		BALCONY	POS AREA	9.7					
207-C	TYPE A	2 BED - 2 BATH	APT AREA	75.6	Y		Y	Y	Y
207-C		BALCONY	POS AREA	9.7					
208-C	TYPE A	2 BED - 2 BATH	APT AREA	76.6	Y	Y	Y	Y	Y
208-C		BALCONY	POS AREA	9.8					
209-C	TYPE A	2 BED - 2 BATH	APT AREA	77.1	Y	Y	Y	Y	Y
209-C		BALCONY	POS AREA	9.9					
210-C	TYPE A	2 BED - 2 BATH	APT AREA	76.2	Y		Y	Y	Y
210-C		BALCONY	POS AREA	9.8					

LEVEL 3

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
301-C	TYPE A	2 BED - 2 BATH	APT AREA	75.9	Y		Y	Y	Y
301-C		BALCONY	POS AREA	10.2					
302-C	TYPE I	3 BED - 2 BATH	APT AREA	100.7		Y	Y	Y	Y
302-C		BALCONY	POS AREA	15.0					
303-C	TYPE H	1 BED - 1 BATH	APT AREA	69.5		Y	Y	Y	N/A
303-C		BALCONY	POS AREA	17.5					
304-C	TYPE A	2 BED - 2 BATH	APT AREA	75.3	Y		Y	Y	Y
304-C		BALCONY	POS AREA	9.7					
305-C	TYPE A	2 BED - 2 BATH	APT AREA	73.8	Y		Y	Y	Y
305-C		BALCONY	POS AREA	9.7					
306-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
306-C		TERRACE	POS AREA	17.6					
307-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
307-C		TERRACE	POS AREA	17.6					
308-C	TYPE O	2 BED - 1 BATH	APT AREA	64.3		Y	Y	Y	Y
308-C		TERRACE	POS AREA	19.9					
309-C	TYPE A	2 BED - 2 BATH	APT AREA	77.1	Y	Y	Y	Y	Y
309-C		BALCONY	POS AREA	9.9					
310-C	TYPE A	2 BED - 2 BATH	APT AREA	76.2	Y		Y	Y	Y
310-C		BALCONY	POS AREA	9.9					

LEVEL 4

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
401-C	TYPE P	2 BED - 2 BATH	APT AREA	72.6			Y	Y	N/A
401-C		TERRACE	POS AREA	20.7					
402-C	TYPE W	1 BED - 1 BATH	APT AREA	58.7		Y	Y	Y	N/A
402-C		TERRACE	POS AREA	48.3					
403-C	TYPE J	3 BED - 2 BATH	APT AREA	112.4		Y	Y	Y	N/A
403-C		TERRACE	POS AREA	73.5					
404-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
404-C		TERRACE	POS AREA	17.6					
405-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
405-C		BALCONY	POS AREA	10.1					
406-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
406-C		BALCONY	POS AREA	10.1					
407-C	TYPE E	2 BED - 1 BATH	APT AREA	69.8	Y	Y	Y	Y	Y
407-C		BALCONY	POS AREA	9.8					
408-C	TYPE T	1 BED - 1 BATH	APT AREA	58.1		Y	Y	Y	N/A
408-C		TERRACE	POS AREA	35.3					
409-C	TYPE C	1 BED - 1 BATH	APT AREA	56.0			Y	Y	N/A
409-C		TERRACE	POS AREA	22.7					

LEVEL 5

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
501-C	TYPE P	2 BED - 2 BATH	APT AREA	73.8			Y	Y	N/A
501-C		BALCONY	POS AREA	9.8					
502-C	TYPE W	1 BED - 1 BATH	APT AREA	59.3		Y	Y	Y	N/A
502-C		BALCONY	POS AREA	9.6					
503-C	TYPE J	3 BED - 2 BATH	APT AREA	111.4		Y	Y	Y	N/A
503-C		BALCONY	POS AREA	16.3					
504-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
504-C		BALCONY	POS AREA	10.1					
505-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
505-C		BALCONY	POS AREA	10.1					
506-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
506-C		BALCONY	POS AREA	10.1					
507-C	TYPE E	2 BED - 1 BATH	APT AREA	69.3	Y	Y	Y	Y	Y
507-C		BALCONY	POS AREA	9.6					
508-C	TYPE B	2 BED - 1 BATH	APT AREA	62.9		Y	Y	Y	N/A
508-C		BALCONY	POS AREA	9.8					
509-C	TYPE C	1 BED - 1 BATH	APT AREA	56.3			Y	Y	N/A
509-C		BALCONY	POS AREA	9.5					

LEVEL 6

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
601-C	TYPE P	2 BED - 2 BATH	APT AREA	73.8			Y	Y	N/A
601-C		BALCONY	POS AREA	9.8					
602-C	TYPE W	1 BED - 1 BATH	APT AREA	59.3		Y	Y	Y	N/A
602-C		BALCONY	POS AREA	9.6					
603-C	TYPE J	3 BED - 2 BATH	APT AREA	112.4		Y	Y	Y	N/A
603-C		BALCONY	POS AREA	16.3					
604-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y	Y	Y	Y	Y
604-C		BALCONY	POS AREA	10.1					
605-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y	Y	Y	Y	Y
605-C		BALCONY	POS AREA	10.1					
606-C	TYPE E	2 BED - 1 BATH	APT AREA	65.9	Y		Y	Y	Y
606-C		BALCONY	POS AREA	10.1					
607-C	TYPE E	2 BED - 1 BATH	APT AREA	69.8	Y	Y	Y	Y	Y
607-C		BALCONY	POS AREA	9.8					
608-C	TYPE B	2 BED - 1 BATH	APT AREA	63.5		Y	Y	Y	N/A
608-C		BALCONY	POS AREA	9.8					
609-C	TYPE C	1 BED - 1 BATH	APT AREA	56.3			Y	Y	N/A
609-C		BALCONY	POS AREA	9.5					

D17 - ACCESSIBILITY STANDARD
(REFER TO TP-29 - TP-31 FOR LAYOUTS)

D20 - MINIMUM STORAGE REQUIREMENTS
(REFER TO TP-02 FOR TOTALS)

D24 - MINIMUM ROOM SIZES
(REFER TO TP-29 - TP-31 FOR LAYOUTS)

D26 - COMPLIANCE WITH "SADDLEBACK" BEDROOM ARANGEMENTS

D27 - NATURAL VENTILATION CHECKLIST

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DRAWING
BLD C APARTMENT AREAS

PROJECT
**MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN**

Ascui & Co.
Architects

SCALE @ A1
DATE 24/05/2019
DRAWN MS & TJ
JOB No. 1563
TOWN PLANNING
DRAWING No. TP-03.2
REV No. B

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

31/07/2019

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BUILDING D

LEVEL 1

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
101-D	TYPE G	2 BED - 2 BATH	APT AREA	74.6		Y	Y	Y	N/A
101-D		BALCONY	POS AREA	11.6					
102-D	TYPE D	2 BED - 2 BATH	APT AREA	78.8	Y		Y	Y	N/A
102-D		BALCONY	POS AREA	10.9					
103-D	TYPE D	2 BED - 2 BATH	APT AREA	79.1	Y		Y	Y	N/A
103-D		BALCONY	POS AREA	10.9					
104-D	TYPE K	3 BED - 2 BATH	APT AREA	116.6		Y	Y	Y	N/A
104-D		BALCONY	POS AREA	18.4					
105-D	TYPE Q	2 BED - 2 BATH	APT AREA	78.7	Y		Y	Y	N/A
105-D		BALCONY	POS AREA	18.4					
106-D	TYPE Z	2 BED - 2 BATH	APT AREA	89.0	Y		Y	Y	N/A
106-D		BALCONY	POS AREA	18.4					
107-D	TYPE L	2 BED - 2 BATH	APT AREA	102.9			Y	Y	N/A
107-D		BALCONY	POS AREA	17.8					
108-D	TYPE AA	1 BED - 1 BATH	APT AREA	80.2		Y	Y	Y	N/A
108-D		TERRACE	POS AREA	58.5					

LEVEL 2

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
201-D	TYPE G	2 BED - 2 BATH	APT AREA	74.6		Y	Y	Y	N/A
201-D		BALCONY	POS AREA	11.6					
202-D	TYPE D	2 BED - 2 BATH	APT AREA	78.8	Y		Y	Y	N/A
202-D		BALCONY	POS AREA	10.9					
203-D	TYPE D	2 BED - 2 BATH	APT AREA	79.1	Y		Y	Y	N/A
203-D		BALCONY	POS AREA	10.9					
204-D	TYPE K	3 BED - 2 BATH	APT AREA	116.6		Y	Y	Y	N/A
204-D		BALCONY	POS AREA	18.4					
205-D	TYPE Q	2 BED - 2 BATH	APT AREA	78.4	Y		Y	Y	N/A
205-D		BALCONY	POS AREA	18.4					
206-D	TYPE Z	2 BED - 2 BATH	APT AREA	88.9	Y		Y	Y	N/A
206-D		BALCONY	POS AREA	18.4					
207-D	TYPE L	2 BED - 2 BATH	APT AREA	102.5			Y	Y	N/A
207-D		BALCONY	POS AREA	17.8					
208-D	TYPE Y	1 BED - 1 BATH	APT AREA	58.7		Y	Y	Y	N/A
208-D		BALCONY	POS AREA	19.5					
209-D	TYPE F	1 BED - 1 BATH	APT AREA	55.0	Y		Y	Y	N/A
209-D		BALCONY	POS AREA	10.0					
210-D	TYPE F	1 BED - 1 BATH	APT AREA	55.0	Y		Y	Y	N/A
210-D		BALCONY	POS AREA	10.0					

LEVEL 3

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
301-D	TYPE G	2 BED - 2 BATH	APT AREA	74.6		Y	Y	Y	N/A
301-D		BALCONY	POS AREA	11.6					
302-D	TYPE D	2 BED - 2 BATH	APT AREA	78.8	Y		Y	Y	N/A
302-D		BALCONY	POS AREA	10.9					
303-D	TYPE D	2 BED - 2 BATH	APT AREA	79.0	Y		Y	Y	N/A
303-D		BALCONY	POS AREA	10.9					
304-D	TYPE K	3 BED - 2 BATH	APT AREA	116.6		Y	Y	Y	N/A
304-D		BALCONY	POS AREA	18.4					
305-D	TYPE Q	2 BED - 2 BATH	APT AREA	79.2	Y		Y	Y	N/A
305-D		BALCONY	POS AREA	18.2					
306-D	TYPE Z	2 BED - 2 BATH	APT AREA	88.8	Y		Y	Y	N/A
306-D		BALCONY	POS AREA	18.4					
307-D	TYPE L	2 BED - 2 BATH	APT AREA	102.5			Y	Y	N/A
307-D		BALCONY	POS AREA	17.8					
308-D	TYPE Y	1 BED - 1 BATH	APT AREA	57.7		Y	Y	Y	N/A
308-D		BALCONY	POS AREA	19.5					
309-D	TYPE F	1 BED - 1 BATH	APT AREA	55.0	Y		Y	Y	N/A
309-D		BALCONY	POS AREA	10.0					
310-D	TYPE F	1 BED - 1 BATH	APT AREA	56.0	Y		Y	Y	N/A
310-D		BALCONY	POS AREA	10.0					

LEVEL 4

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
401-D	TYPE U	1 BED - 1 BATH	APT AREA	56.4		Y	Y	Y	N/A
401-D		TERRACE	POS AREA	46.4					
402-D	TYPE F	1 BED - 1 BATH	APT AREA	57.1	Y		Y	Y	N/A
402-D		TERRACE	POS AREA	18.7					
403-D	TYPE V	2 BED - 2 BATH	APT AREA	70.3			Y	Y	N/A
403-D		TERRACE	POS AREA	22.0					
404-D	TYPE S	2 BED - 2 BATH	APT AREA	88.5		Y	Y	Y	N/A
404-D		TERRACE	POS AREA	45.3					
405-D	TYPE Q	2 BED - 2 BATH	APT AREA	73.8	Y		Y	Y	N/A
405-D		TERRACE	POS AREA	24.4					
406-D	TYPE Z	2 BED - 2 BATH	APT AREA	85.8	Y		Y	Y	N/A
406-D		TERRACE	POS AREA	23.9					
407-D	TYPE R	1 BED - 1 BATH	APT AREA	56.5			Y	Y	N/A
407-D		TERRACE	POS AREA	25.5					
408-D	TYPE M	1 BED - 1 BATH	APT AREA	54.9			Y	Y	N/A
408-D		TERRACE	POS AREA	40.3					
409-D	TYPE N	1 BED - 1 BATH	APT AREA	55.9		Y	Y	Y	N/A
409-D		TERRACE	POS AREA	62.9					
410-D	TYPE F	1 BED - 1 BATH	APT AREA	54.8	Y		Y	Y	N/A
410-D		TERRACE	POS AREA	17.3					

LEVEL 5

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
501-D	TYPE X	2 BED - 2 BATH	APT AREA	74.7		Y	Y	Y	N/A
501-D		BALCONY	POS AREA	9.9					
502-D	TYPE D	2 BED - 2 BATH	APT AREA	76.6	Y		Y	Y	N/A
502-D		BALCONY	POS AREA	9.7					
503-D	TYPE D	2 BED - 2 BATH	APT AREA	77.1	Y		Y	Y	N/A
503-D		BALCONY	POS AREA	9.7					
504-D	TYPE K	3 BED - 2 BATH	APT AREA	111.4		Y	Y	Y	N/A
504-D		BALCONY	POS AREA	15.6					
505-D	TYPE Q	2 BED - 2 BATH	APT AREA	78.8	Y		Y	Y	N/A
505-D		BALCONY	POS AREA	16.4					
506-D	TYPE Z	2 BED - 2 BATH	APT AREA	85.6	Y		Y	Y	N/A
506-D		BALCONY	POS AREA	12.0					
507-D	TYPE R	1 BED - 1 BATH	APT AREA	56.5			Y	Y	N/A
507-D		BALCONY	POS AREA	10.3					
508-D	TYPE M	1 BED - 1 BATH	APT AREA	54.5			Y	Y	N/A
508-D		BALCONY	POS AREA	9.8					
509-D	TYPE N	1 BED - 1 BATH	APT AREA	57.5		Y	Y	Y	N/A
509-D		BALCONY	POS AREA	17.2					
510-D	TYPE F	1 BED - 1 BATH	APT AREA	55.4	Y		Y	Y	N/A
510-D		BALCONY	POS AREA	10.0					

LEVEL 6

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
601-D	TYPE X	2 BED - 2 BATH	APT AREA	75.3		Y	Y	Y	N/A
601-D		BALCONY	POS AREA	9.9					
602-D	TYPE D	2 BED - 2 BATH	APT AREA	76.1	Y		Y	Y	N/A
602-D		BALCONY	POS AREA	9.7					
603-D	TYPE D	2 BED - 2 BATH	APT AREA	77.1	Y		Y	Y	N/A
603-D		BALCONY	POS AREA	9.7					
604-D	TYPE K	3 BED - 2 BATH	APT AREA	111.4		Y	Y	Y	N/A
604-D		BALCONY	POS AREA	15.6					
605-D	TYPE Q	2 BED - 2 BATH	APT AREA	78.4	Y		Y	Y	N/A
605-D		BALCONY	POS AREA	16.2					
606-D	TYPE Z	2 BED - 2 BATH	APT AREA	85.6	Y		Y	Y	N/A
606-D		BALCONY	POS AREA	12.1					
607-D	TYPE R	1 BED - 1 BATH	APT AREA	56.5			Y	Y	N/A
607-D		BALCONY	POS AREA	10.3					
608-D	TYPE M	1 BED - 1 BATH	APT AREA	55.3			Y	Y	N/A
608-D		BALCONY	POS AREA	9.8					
609-D	TYPE N	1 BED - 1 BATH	APT AREA	57.5		Y	Y	Y	N/A
609-D		BALCONY	POS AREA	17.2					
610-D	TYPE F	1 BED - 1 BATH	APT AREA	55.4	Y		Y	Y	N/A
610-D		BALCONY	POS AREA	10.0					

LEVEL 7

APT NO.	TYPE			AREA	(D17)	(D27)	(D20)	(D24)	(D26)
701-D	TYPE X	2 BED - 2 BATH	APT AREA	75.5		Y	Y	Y	N/A
701-D		BALCONY	POS AREA	9.9					
702-D	TYPE D	2 BED - 2 BATH	APT AREA	76.1	Y	Y	Y	Y	N/A
702-D		BALCONY	POS AREA	9.7					
703-D	TYPE D	2 BED - 2 BATH	APT AREA	77.1	Y	Y	Y	Y	N/A
703-D		BALCONY	POS AREA	9.7					
704-D	TYPE K	3 BED - 2 BATH	APT AREA	111.4		Y	Y	Y	N/A
704-D		BALCONY	POS AREA	15.6					
705-D	TYPE Q	2 BED - 2 BATH	APT AREA	78.7	Y	Y	Y	Y	N/A
705-D		BALCONY	POS AREA	16.2					
706-D	TYPE Z	2 BED - 2 BATH	APT AREA	85.6	Y	Y	Y	Y	N/A
706-D		BALCONY	POS AREA	12.1					
707-D	TYPE R	1 BED - 1 BATH	APT AREA	55.5		Y	Y	Y	N/A
707-D		BALCONY	POS AREA	10.3					
708-D	TYPE M	1 BED - 1 BATH	APT AREA	55.3			Y	Y	N/A
708-D		BALCONY	POS AREA	9.8					
709-D	TYPE N	1 BED - 1 BATH	APT AREA	57.5		Y	Y	Y	N/A
709-D		BALCONY	POS AREA	17.2					
710-D	TYPE F	1 BED - 1 BATH	APT AREA	55.4	Y		Y	Y	N/A
710-D		BALCONY	POS AREA	10.0					

D17 - ACCESSIBILITY STANDARD
(REFER TO TP-29 - TP-31 FOR LAYOUTS)

D20 - MINIMUM STORAGE REQUIREMENTS
(REFER TO TP-02 FOR TOTALS)

D24 - MINIMUM ROOM SIZES
(REFER TO TP-29 - TP-31 FOR LAYOUTS)

D26 - COMPLIANCE WITH "SADDLEBACK" BEDROOM ARANGEMENTS

D27 - NATURAL VENTILATION CHECKLIST

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DRAWING
BLD D APARTMENT AREAS

PROJECT
**MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN**

Ascui & Co.
Architects

SCALE @ A1
DATE 24/05/2019
DRAWN MS & TJ
JOB No. 1563
TOWN PLANNING
DRAWING No. TP-03.3
REV No. B

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WHITEHORSE PLANNING SCHEME

31/07/2019

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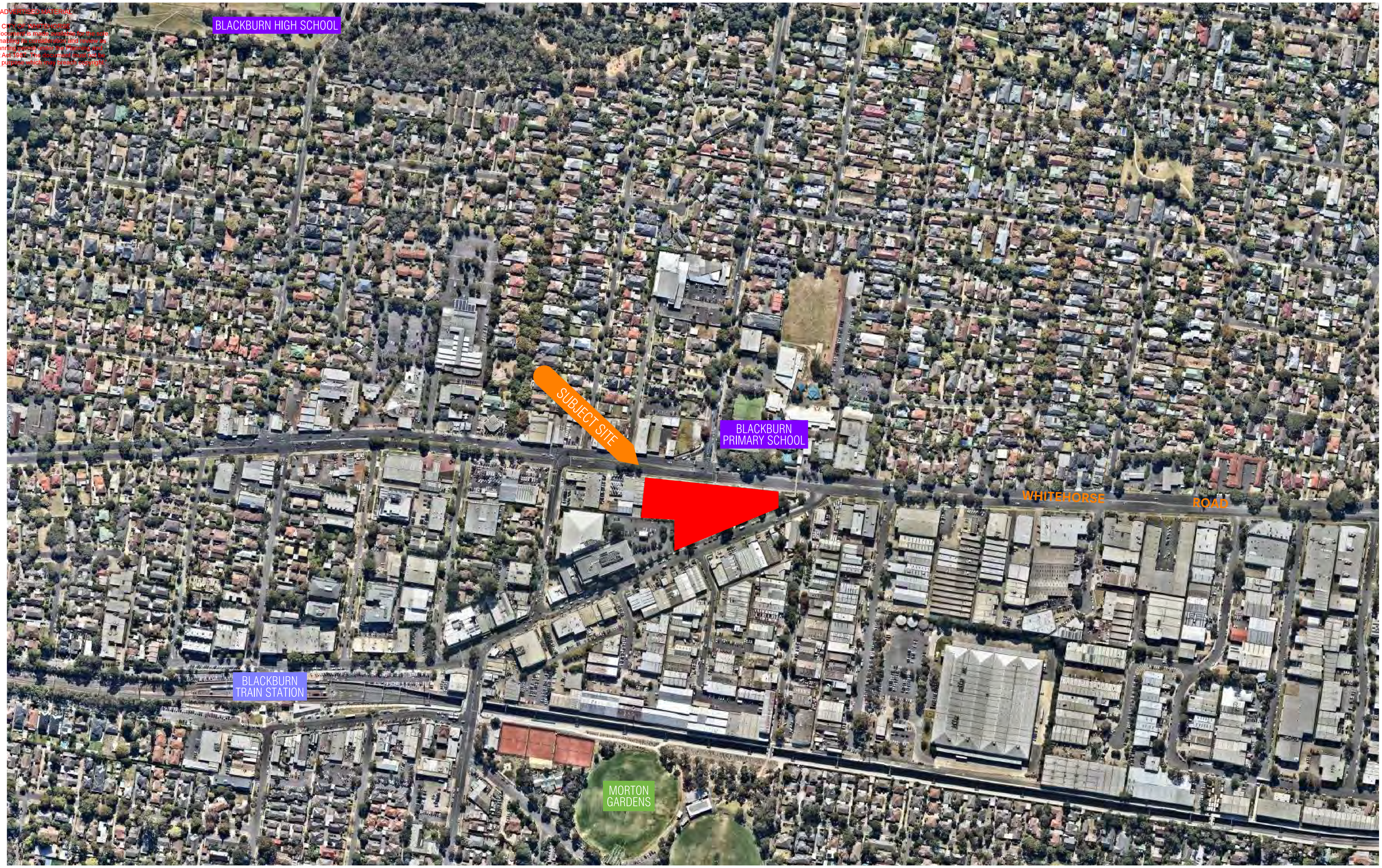

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NORTH

DRAWING
BROAD CONTEXT

PROJECT
MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN

Ascui & Co.
Architects

SCALE	DATE
@ A1	24/05/2019
DRAWN	JOB No.
MS & TJ	1563
TOWN PLANNING	DRAWING No. TP-04 / REV No. B

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REV No.	AMENDMENTS / ISSUE	DRAWN
B	RFI AMENDMENT	MS/TJ

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NORTH

DRAWING
ARIEL PHOTO

PROJECT
MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN

Ascui & Co.
Architects

SCALE
1:500 @ A1

DATE
24/05/2019

DRAWN
MS & TJ

JOB No.
1563

TOWN PLANNING

DRAWING No.
TP-05

REV No.
B

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
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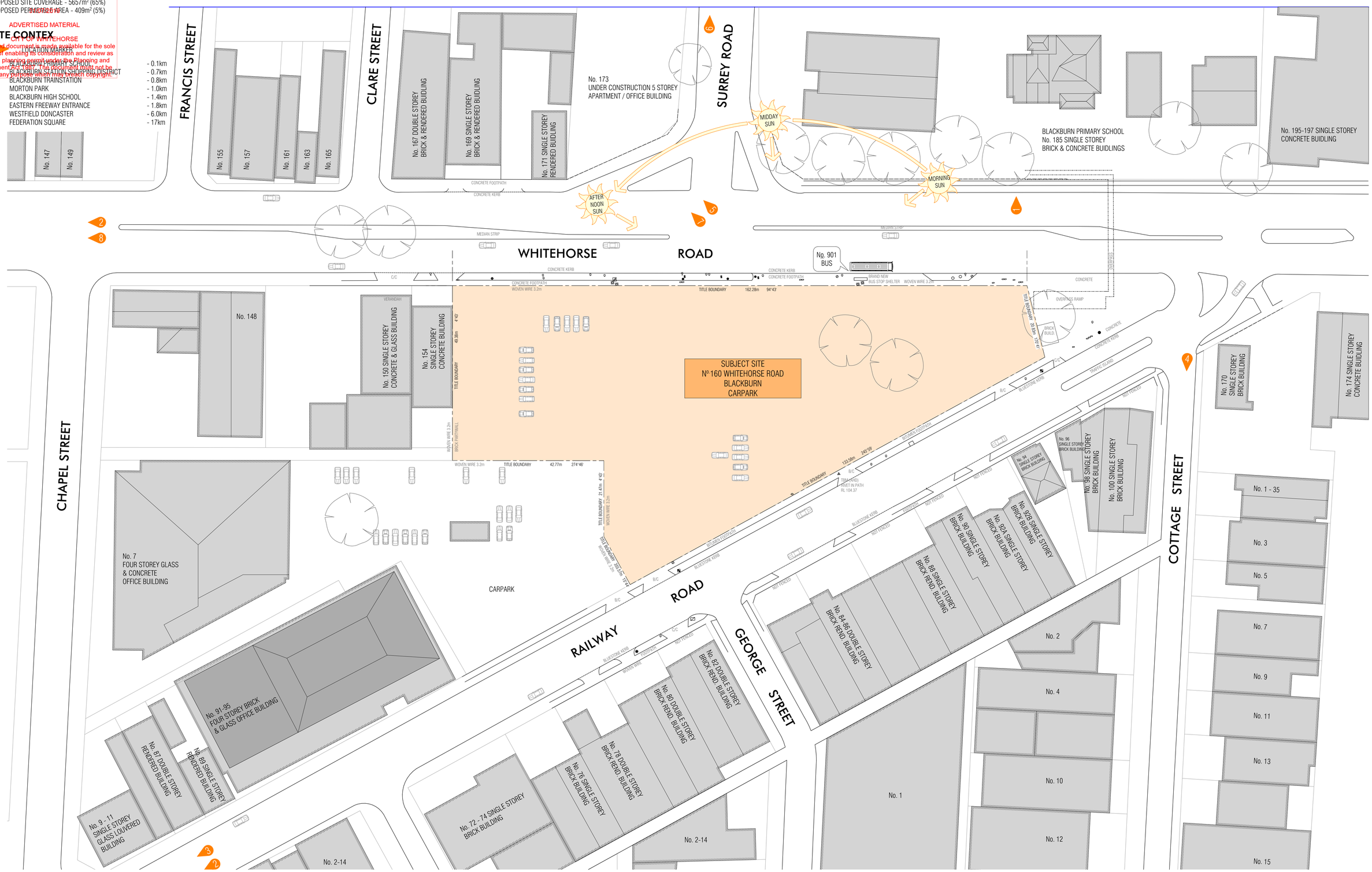
SITE AREA - 8657m²
PROPOSED SITE COVERAGE - 5657m² (65%)
PROPOSED PERMEABLE AREA - 409m² (5%)

SITE CONTEXT

LOCATION MARKER

1. BLACKBURN PRIMARY SCHOOL - 0.1km
2. BLACKBURN STATION SHOPPING DISTRICT - 0.7km
3. BLACKBURN TRAINSTATION - 0.8km
4. MORTON PARK - 1.0km
5. BLACKBURN HIGH SCHOOL - 1.4km
6. EASTERN FREEWAY ENTRANCE - 1.8km
7. WESTFIELD DONCASTER - 6.0km
8. FEDERATION SQUARE - 17km



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NORTH

DRAWING
SITE ANALYSIS

PROJECT
MULTI USE DEVELOPMENT
160 WHITEHORSE ROAD
BLACKBURN

Ascui & Co.
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1:500 @ A1	24/05/2019
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MS & TJ	1563
TOWN PLANNING	DRAWING No. TP-06 / REV No. B

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

31/07/2019

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DESIGN RESPONSE

The design response seeks to create a prominent landmark group of buildings contributing to the visual experience of the precinct and to provide diverse mixed uses for community amenity and benefit. The new proposal references the original permit for a four apartment building complex with retail uses at ground level but replaces the largely singular use with a varied mixed use development comprising apartment dwellings, an office building, supermarket, retail tenancies, public plaza, carpark and other public uses including end of use facilities.

The design response for the development seeks to better align the new owner's brief and brand, and appeal to the local context and market within the existing permit building envelope and established design parameters.

The existing permit design was a commercial looking, curtain wall glass-clad building. The new design now includes integrated passive sun shading elements, high thermal insulation with double glazing, water recycling for toilets and gardens, PV solar panels for common area power use and more.
The design seeks to express more traditional residential typology by warming up the façade with earthier tones, fine grain materiality and texture for a more environmentally refined design outcome

The external expression is based on a strong plinth form of horizontal concrete bands which become stronger at one end of each building, merging to form an angled feature that provides movement that then transitions to lighter form materiality as the building rises.
The upper forms sit above a recessed shadow line level to express a physical break in the plinth versus upper form and incorporates an offset geometry of fine grain vertical and horizontal aluminium frames distinguishing the building's floors and providing passive sun shading and cover over recessed balconies.

Apartments are designed with dwelling diversity in mind catering for families to single persons, including the elderly and low cost housing options.
The development includes large communal open space for parents and children, including a pool and outdoor entertainment area accessible from all buildings.

The public realm at street level provides retail frontages and public access points, providing a gateway to the plaza at the heart of the development, and creating a link between Whitehorse Rd, Railway Rd and Blackburn Railway Station.
Retail tenancies are designed to face onto the public link, which contribute to passive surveillance of this area. It is also proposed to provide large raised planters with seating along the link enhancing the amenity of the public space and encouragement of social activity and reflection.
Towards the southern end of the central link there is a wide public stair and lift providing a generous link for pedestrians and the supermarket forecourt will provide activation from Railway Rd
Landscaping has been well considered and is integrated into the development concept starting from the enhanced public realm treatment outside the site to the context within the site extending from public plaza spaces, resident communal activity spaces to balcony gardens, to provide a comfortable, soft and green human scale experiences within the complex.

The commercial building component is designed with a complementary architectural language to sit comfortably in the context of the residential buildings, but also distinct enough appropriate for a corporate identity.

The mixed use nature of the development is intended to provide shared use amenity and community benefits leading to closer integration of public, private, work and shopping, leisure experiences suitable for modern lifestyles

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BLACKBURN

Ascui & Co.
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TOWN PLANNING	DRAWING No. TP-07 / REV No. B