

SITE STATISTICS.

SITE AREA.	162.21m <sup>2</sup>
EXISTING SHOP	
-EXISTING GROUND FLOOR AREA UNDER ROOF LINE	65.07m <sup>2</sup>
PROPOSED 1 BEDROOM DWELLING	
-PROPOSED GROUND FLOOR	48.18m <sup>2</sup>
-PROPOSED ROOF TOP SPACES	16.52m <sup>2</sup>
SITE COVER AND PERMEABILITY	113.25m <sup>2</sup> 69.82%
SHOP STAFF NUMBERS	1 STAFF MEMBER
EXISTING SHOP PUBLIC OPERATING HOURS	
-MONDAY, TUESDAY AND WEDNESDAY	9.00AM-7.00PM
-THURSDAY	9.00AM-9.00PM
-FRIDAY	9.00AM-12.00PM
-SATURDAY	9.00AM-12.00PM
-SUNDAY	9.00AM-7.00PM

CARPARKING	SHOP PARKING WILL UTILIZE THE EXISTING ON STREET PARKING WITHIN CLOSE PROXIMITY TO THE SHOP AS WELL AS 1 ON-SITE CARSPACE	1 ON-SITE CAR SPACE PROPOSED
PROPOSED ONE BEDROOM DWELLING MAY REQUIRE	1 ON-SITE CARSPACE	1 ON-SITE CAR SPACE PROPOSED

SHOP LEGEND

- DENOTES EXISTING RETAINED WALL
- DENOTES BLOCKING UP OF OPENING
- DENOTES PROPOSED WALL

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IT IS NOT KNOWN AS YET WHETHER THE OCCUPANT OF THE PREMISES WILL BE DIFFERENT FROM THAT OF THE SHOP.

Reviser	Amendment	Date	Client	Project
A	ISSUED TO COUNCIL	MAY_21	QI AND YUE INVESTMENT TRUST	PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH
B	RFI RESPONSE	MAY_21		
C	ADDITIONAL INFORMATION ADDED	JUN_21		
D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21		

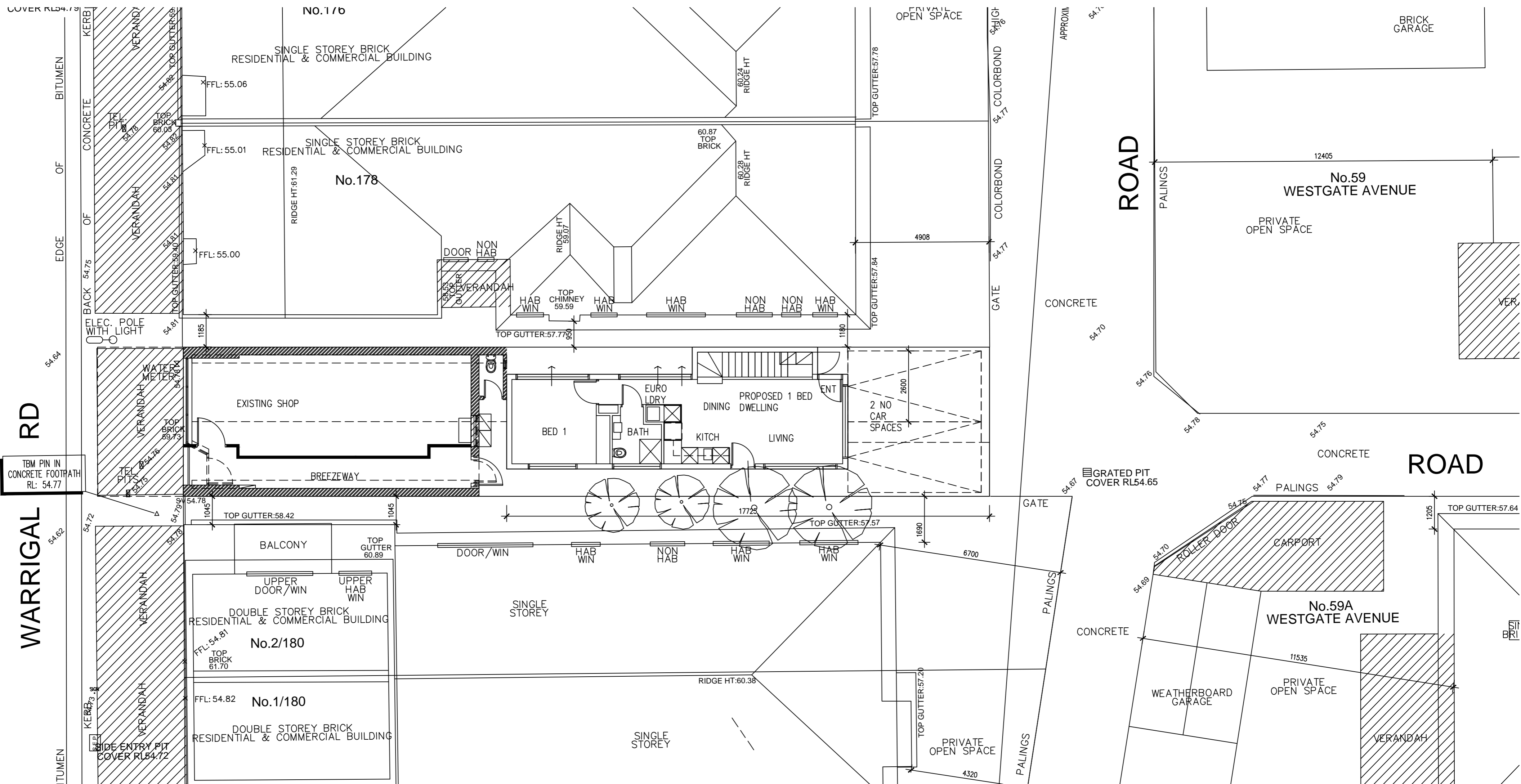
Reviser	Amendment	Date	Client	Project
			QI AND YUE INVESTMENT TRUST	PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH
				SITE PLAN & GROUND FLOOR

**MODARC**  
Residential Site Potential Specialists  
W - www.modarc.com.au  
M - 0413 902 871  
T - 03 9770 6766

Scale: 1:100@ A3  
 Drawn: A.D.W.  
 Project No: 21002  
 Drawing Number: TP1

Plot: 1:1  
 Date: MAR\_21  
 Approved  
 Revision: D





**SITE STATISTICS.**

SITE AREA	162.21m <sup>2</sup>
EXISTING SHOP -EXISTING GROUND FLOOR AREA UNDER ROOF LINE	65.07m <sup>2</sup>
PROPOSED 1 BEDROOM DWELLING -PROPOSED GROUND FLOOR -PROPOSED ROOF TOP SPDS	48.18m <sup>2</sup> 16.52m <sup>2</sup>
SITE COVER AND PERMEABILITY	113.25m <sup>2</sup> 69.82%
SHOP STAFF NUMBERS	1 STAFF MEMBER
EXISTING SHOP PUBLIC OPERATING HOURS -MONDAY, TUESDAY AND WEDNESDAY -THURSDAY -FRIDAY -SATURDAY -SUNDAY	9.00AM-7.00PM 9.00AM-9.00PM 9.00AM-12.00PM 9.00AM-12.00PM 9.00AM-7.00PM

CARPARKING SHOP PARKING WILL UTILIZE THE EXISTING ON STREET PARKING WITHIN CLOSE PROXIMITY TO THE SHOP AS WELL AS 1 ON-SITE CARSPACE	1 ON-SITE CAR SPACE PROPOSED
PROPOSED ONE BEDROOM DWELLING MAY REQUIRE 1 ON-SITE CARSPACE	1 ON-SITE CAR SPACE PROPOSED

**SHOP LEGEND**

- DENOTES EXISTING RETAINED WALL
- DENOTES BLOCKING UP OF OPENING
- DENOTES PROPOSED WALL

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A	ISSUED TO COUNCIL	MAY_21
B	RFI RESPONSE	MAY_21
C	ADDITIONAL INFORMATION ADDED	JUN_21
D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21

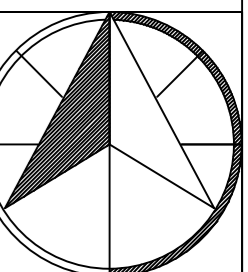
Client  
**QI AND YUE INVESTMENT TRUST**

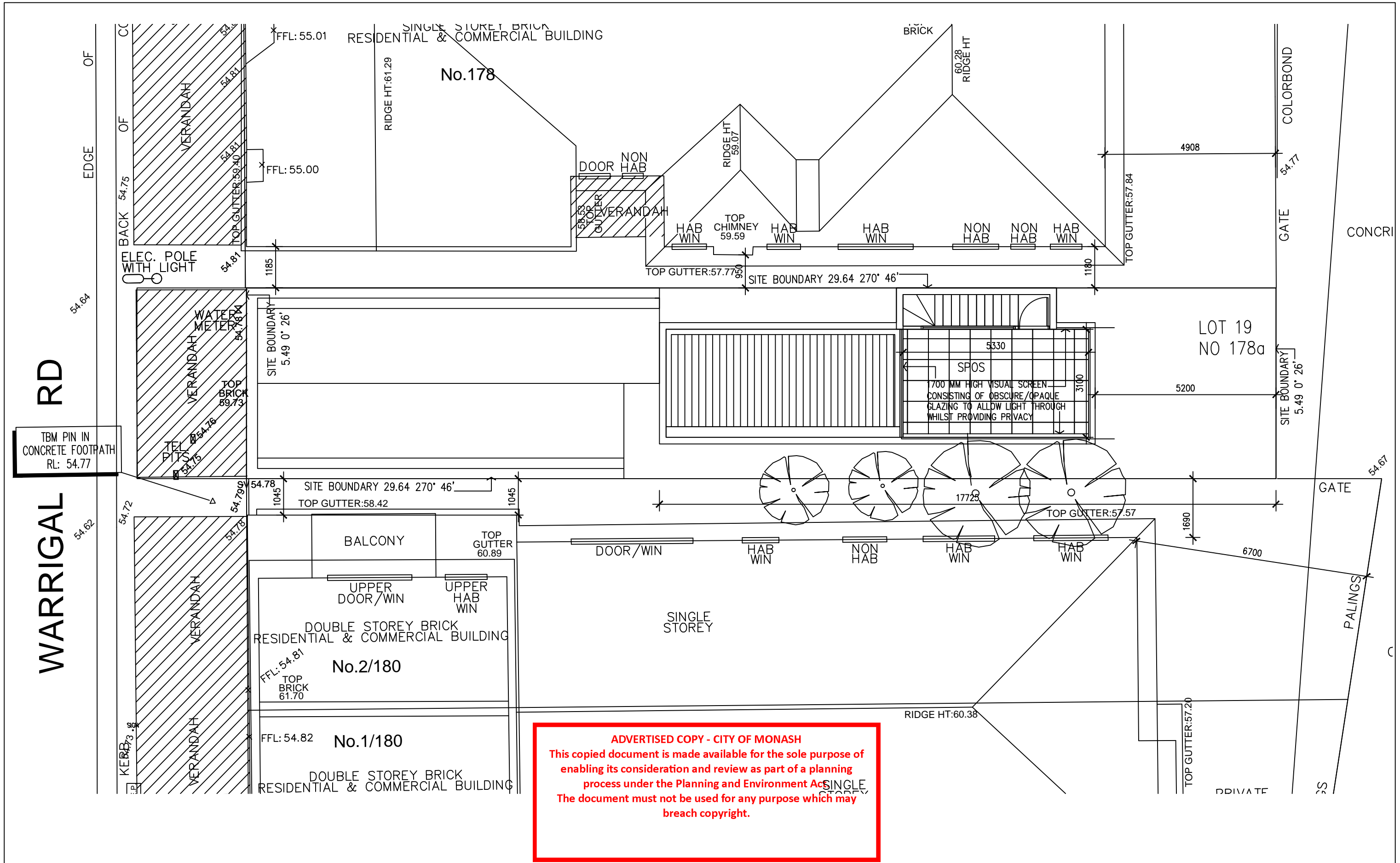
Project  
**PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH**

Title  
**SITE PLAN & GROUND FLOOR SIMPLIFIED**

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Scale 1:100@ A3	Plot 1:1
Drawn A. D. W.	Date MAR_21
Project No. 21002	Approved
Drawing Number TP1A	Revision D





Revision	Amendment	Date
A	ISSUED TO COUNCIL	MAY_21
B	RFI RESPONSE	MAY_21
C	ADDITIONAL INFORMATION ADDED	JUN_21
D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21

Client
QI AND YUE INVESTMENT TRUST

Project
PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH

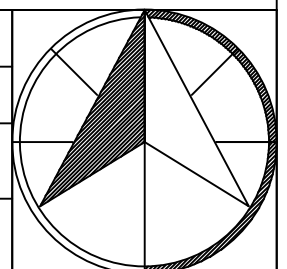
  

Title
FIRST FLOOR PLAN

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Scale	Plot
1:100@ A3	1:1
Drawn A.D.W	Date: MAR_21
Project No. 21002	Approved
Drawing Number TP2	Revision D





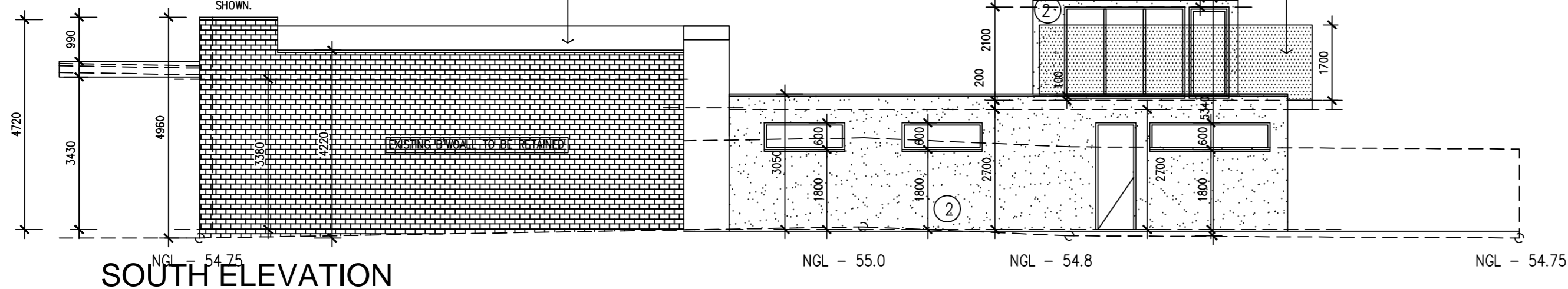
EXISTING SHOP REQUIRING URGENT RESTORATION

REMOVE EXISTING HAZARDOUS LEAKING ROOFING WHICH CURRENTLY IS LEAKING WATER ONTO WIRING AND DAMAGING THE STRUCTURAL FRAME. REPLACE WITH NEW COLORBOND OR SIMILAR ROOFING TO MANUF/SPECS AT SAME FALL AND FIXED TO EXISTING ROOFING STRUCTURE.

REMOVE EXISTING BOX GUTTERS ON EACH SIDE LOCATED BEHIND EXISTING PARAPET WALLS. CURRENTLY LEAKING AND DAMAGING THE WALLS, ROOF STRUCTURE AND LEAKING WATER ONTO WIRING. REPLACE WITH COLORBOND OR SIMILAR 300X 100 MIN DEEP BOX GUTTERS.

REMOVE EXISTING INTERNAL DAMAGED PARTITION WALLS AND REPLACE WALL AS SHOWN.

1700 MM HIGH VISUAL SCREEN CONSISTING OF OBSCURE/OPAQUE GLAZING TO ALLOW LIGHT THROUGH WHILST PROVIDING PRIVACY



MATERIALS AND COLOUR LEGEND

WALL CLADDINGS

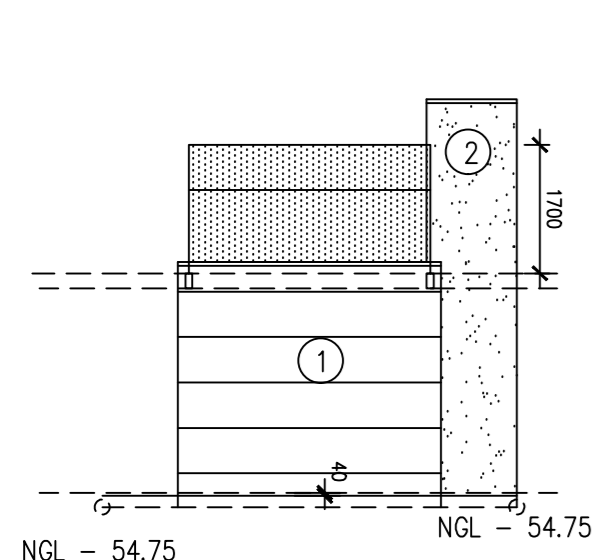
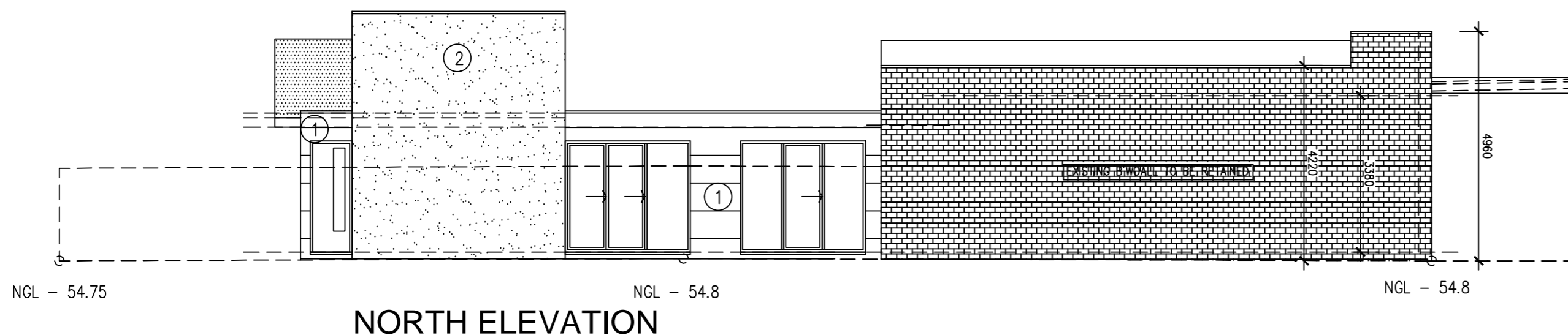
- ① SELECTED LINING PANELS OR SIMILAR. COLOUR - WHITES, LIGHT OR DARK GREYS OR SIMILAR
- ② APPLIED FINISH OVER PANEL WALLS. COLOUR - WHITES, LIGHT OR DARK GREYS, OR SIMILAR

ROOFING

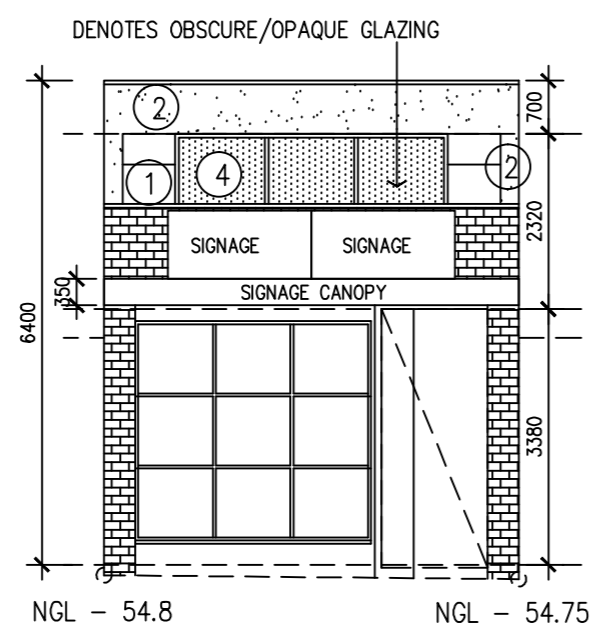
- ③ COLOR BOND ROOF AS SELECTED. COLOR BOND RANGE COLOUR - MONUMENT OR IRON STONE OR WOODLAND GREY OR SHALE GREY OR SIMILAR

WINDOWS

- ④ SELECTED ALUMINIUM FRAMED WINDOWS TO MANUF/SPECS. COLOUR - BLACK, WHITE, SILVER OR CHARCOAL COLOUR
- ⑤ DENOTES OPAQUE GLAZING TO REDUCE/STOP OVERLOOKING



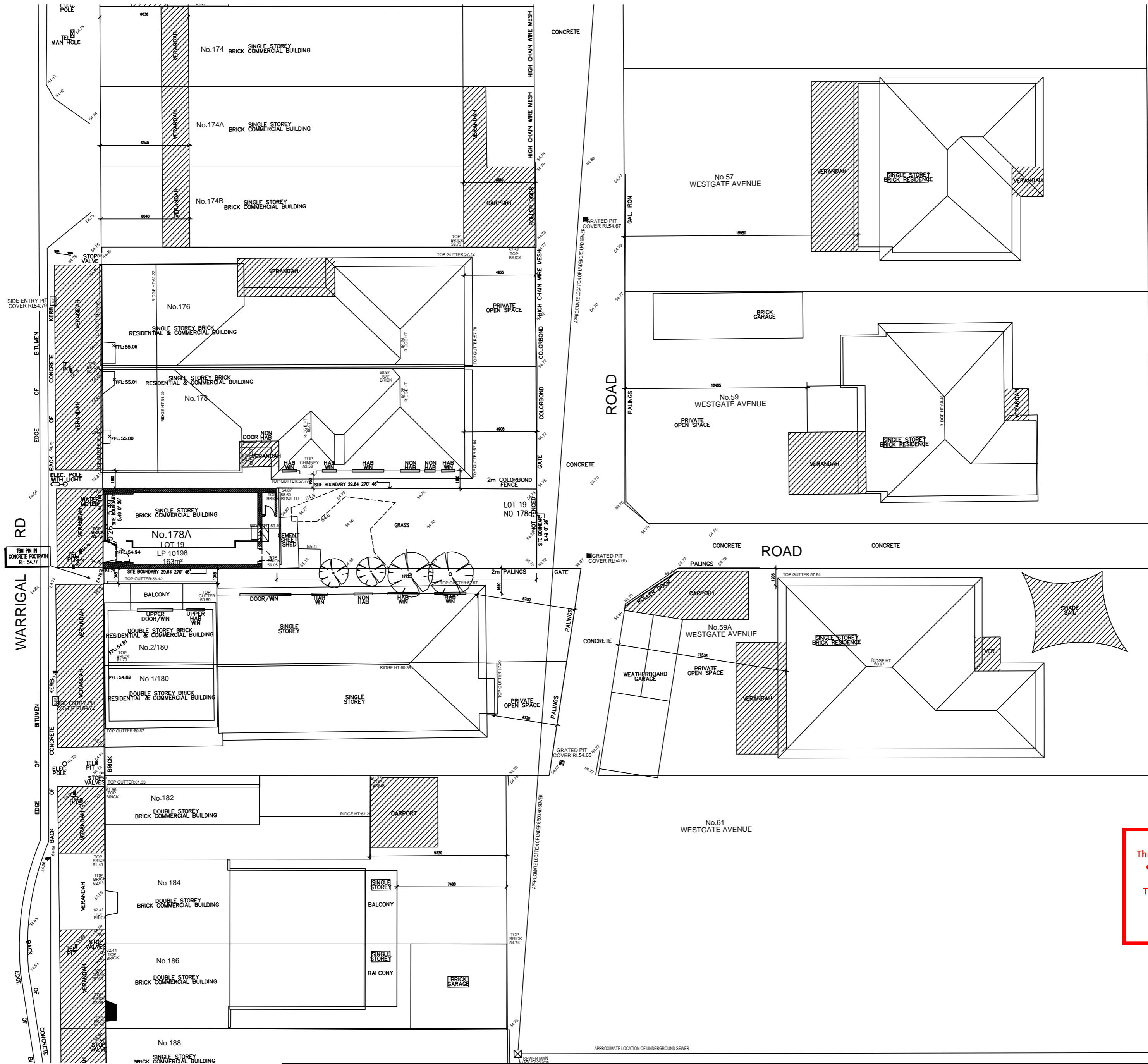
EAST ELEVATION



WEST ELEVATION

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Revision	Amendment	Date	Client	Project	Scale	Plot
A	ISSUED TO COUNCIL	MAY_21	<b>QI AND YUE INVESTMENT TRUST</b>	<b>PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH</b>	1:100@ A2	1:1
B	RFI RESPONSE	MAY_21			Drawn	Date:
C	ADDITIONAL INFORMATION ADDED	JUN_21			A. D. W	MAR_21
D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21			Project No.	Approved
				<b>MODARC</b> Residential Site Potential Specialists W - www.modarc.com.au M - 0413 902 871 T - 03 9770 6766	21002 Drawing Number	Revision D
				<b>ELEVATIONS</b>	TP3	



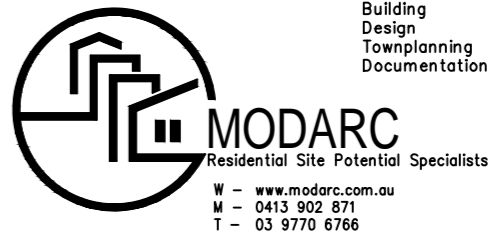
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D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21

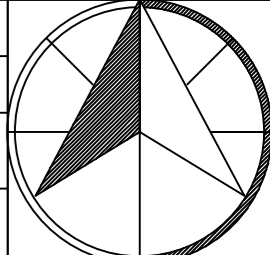
Client  
**QI AND YUE INVESTMENT TRUST**

Project  
**PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH**

Title  
**SITE CONTEXT PLAN**

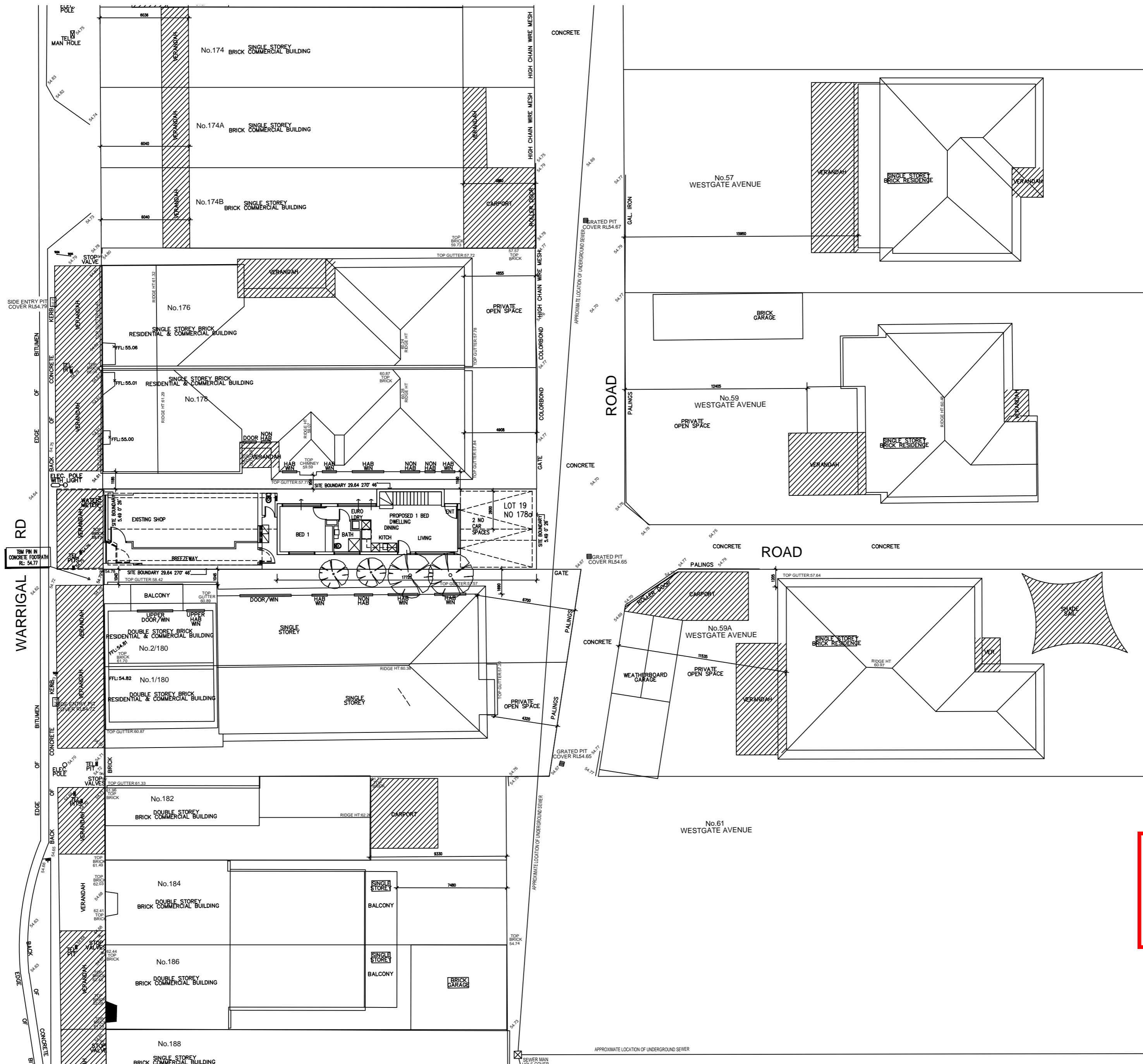


Scale 1:200@ A2	Plot 1:1
Drawn A.D.W	Date MAR_21
Project No. 21002	Approved
Drawing Number TP4	Revision D



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D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21

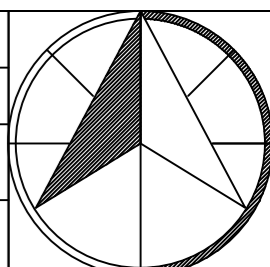
Client  
**QI AND YUE INVESTMENT TRUST**

Project  
**PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH**

Title  
**DESIGN RESPONSE PLAN**

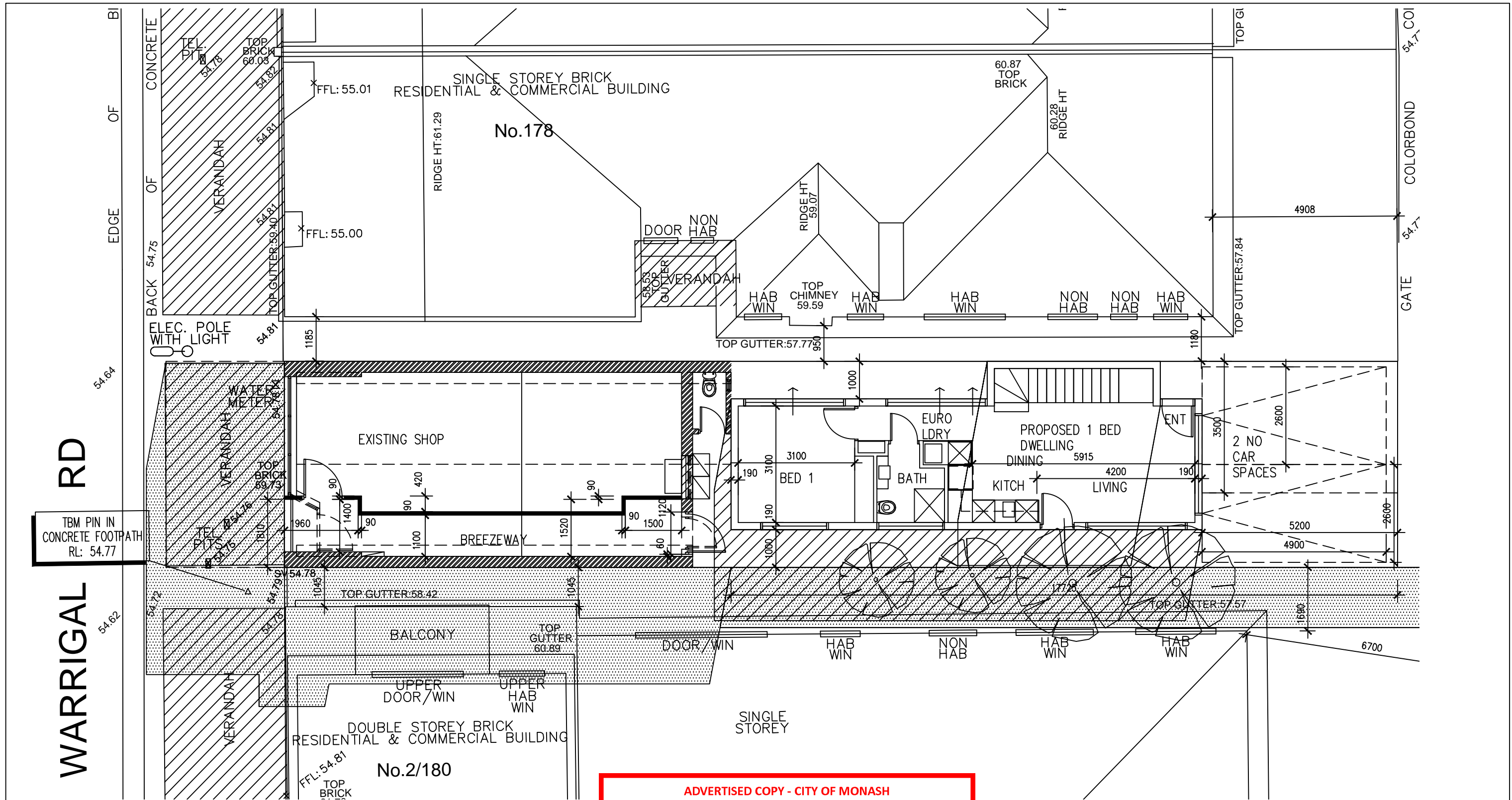

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Scale	Plot
1:200@ A2	1:1
Drawn A.D.W	Date: MAR_21
Project No. 21002	Approved
Drawing Number TP5	Revision D









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**SHADOWS KEY**

- DENOTES SHADOWS - FROM PROPOSED BUILDING ONLY
- DENOTES SHADOWS - FROM FENCE AND EXISTING SHOP

Revision	Amendment	Date
A	ISSUED TO COUNCIL	MAY_21
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C	ADDITIONAL INFORMATION ADDED	JUN_21
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Client  
**QI AND YUE INVESTMENT TRUST**

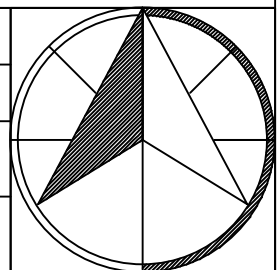
Project  
**PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH**

Title  
**SHADOW DIAGRAM 12:00PM**

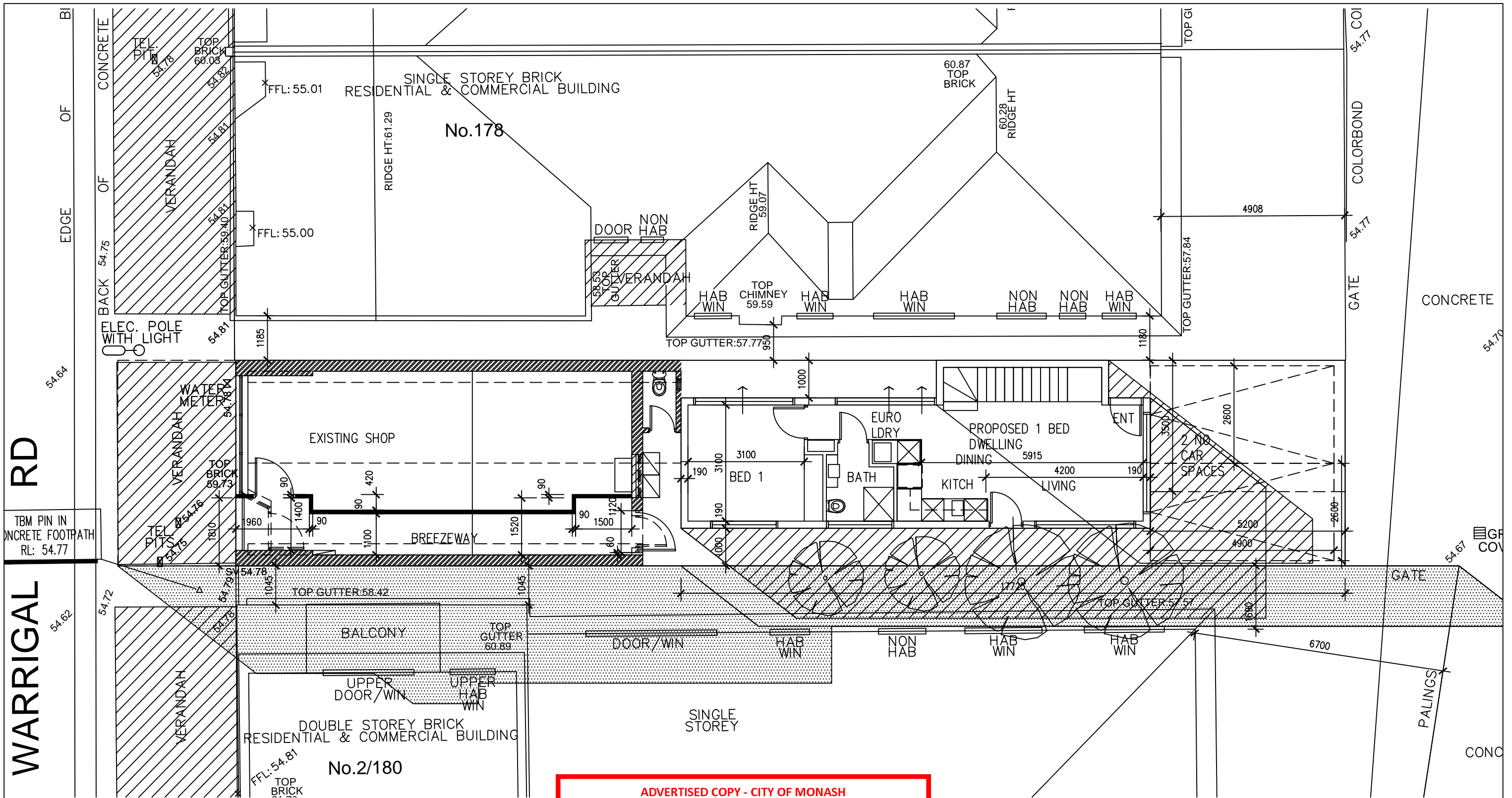
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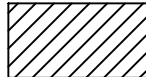
Scale 1:200@ A3	Plot 1:1
Drawn A.D.W	Date: MAR_21
Project No. 21002	Approved
Drawing Number TP7	Revision D

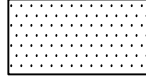






**SHADOWS KEY**

 DENOTES SHADOWS - FROM PROPOSED BUILDING ONLY

 DENOTES SHADOWS - FROM FENCE AND EXISTING SHOP


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Client  
**QI AND YUE INVESTMENT TRUST**

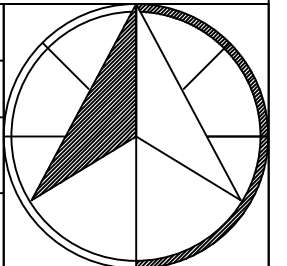
Project  
**PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH**

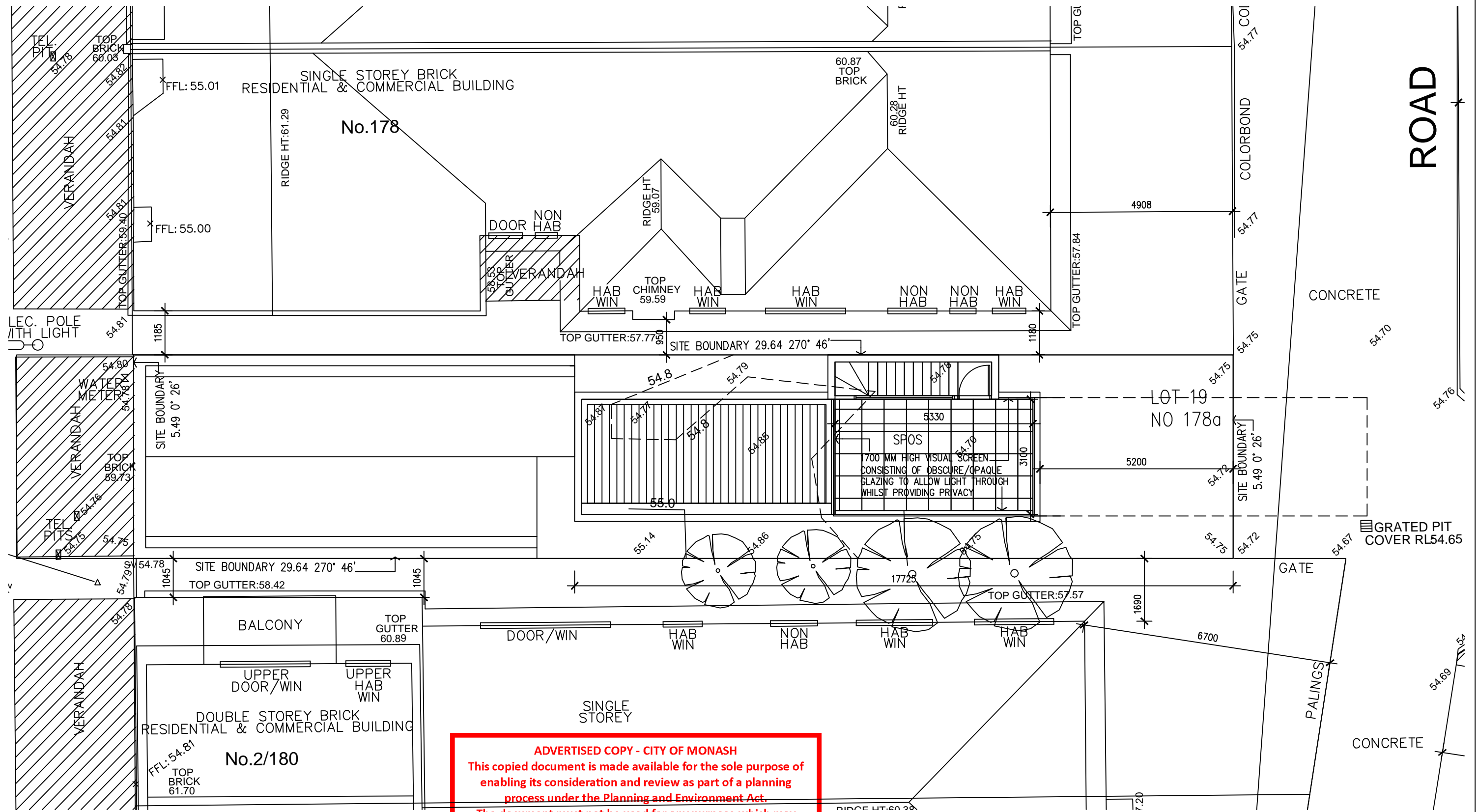
Title  
**SHADOW DIAGRAM 3:00PM**

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Scale 1:200@ A3	Plot 1:1
Drawn A.D.W	Date: MAR_21
Project No. 21002	Approved
Drawing Number TP8	Revision D





Revision	Amendment	Date
A	ISSUED TO COUNCIL	MAY_21
B	RFI RESPONSE	MAY_21
C	ADDITIONAL INFORMATION ADDED	JUN_21
D	SINGLE LEVEL DWELLING AT REAR APPLICATION TO AMEND APPLICATION	OCT_21

Client
QI AND YUE INVESTMENT TRUST

Project
PROPOSED DWELLING BEHIND RESTORED SHOP AT 178a WARRIGAL RD, OAKLEIGH
Title
OVERLOOKING DIAGRAM

Scale
1:200@ A3
Drawn
A. D. W
Project No.
21002
Drawing Number
TP9

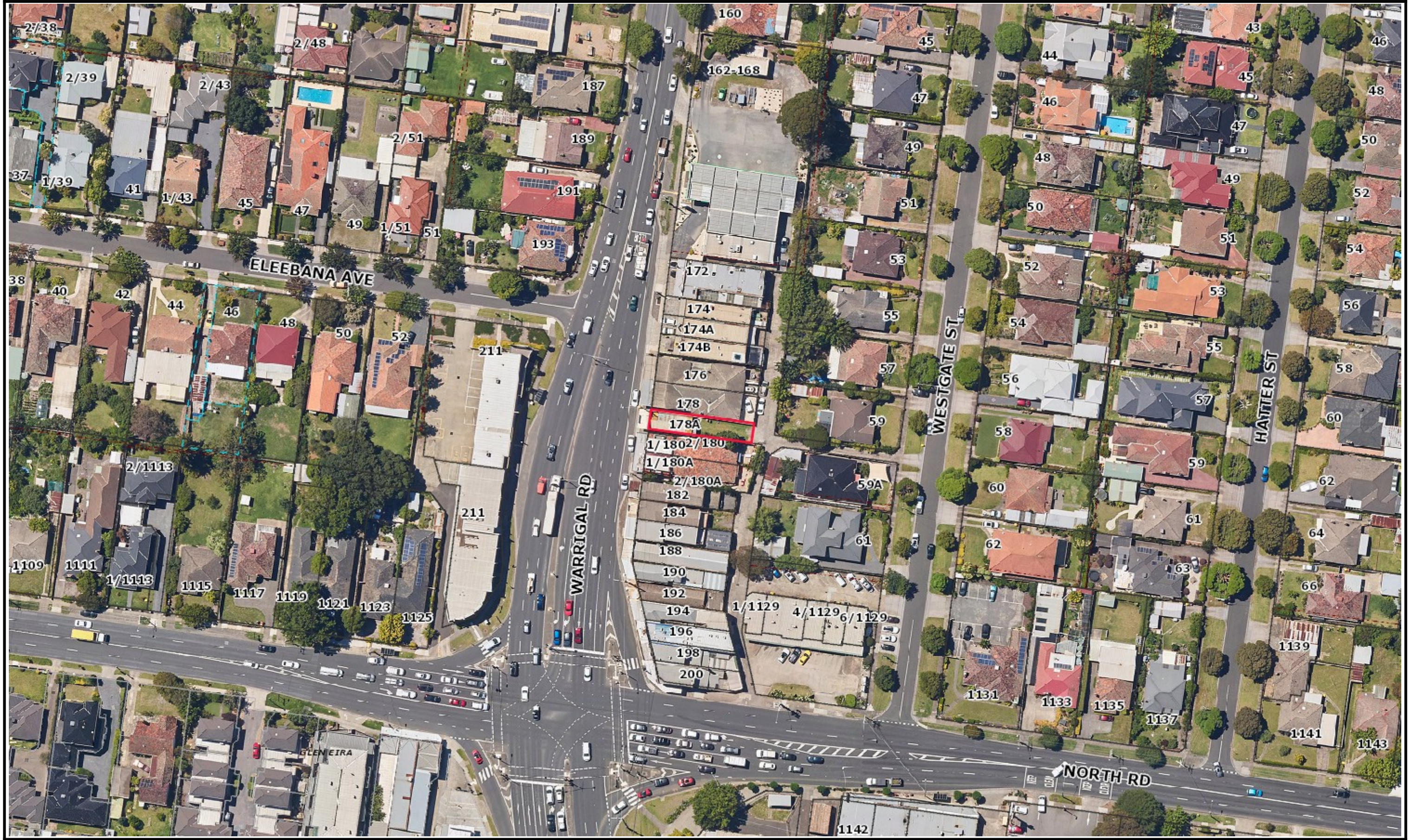
Plot
1:1
Date:
MAR_21
Approved
Revision
D







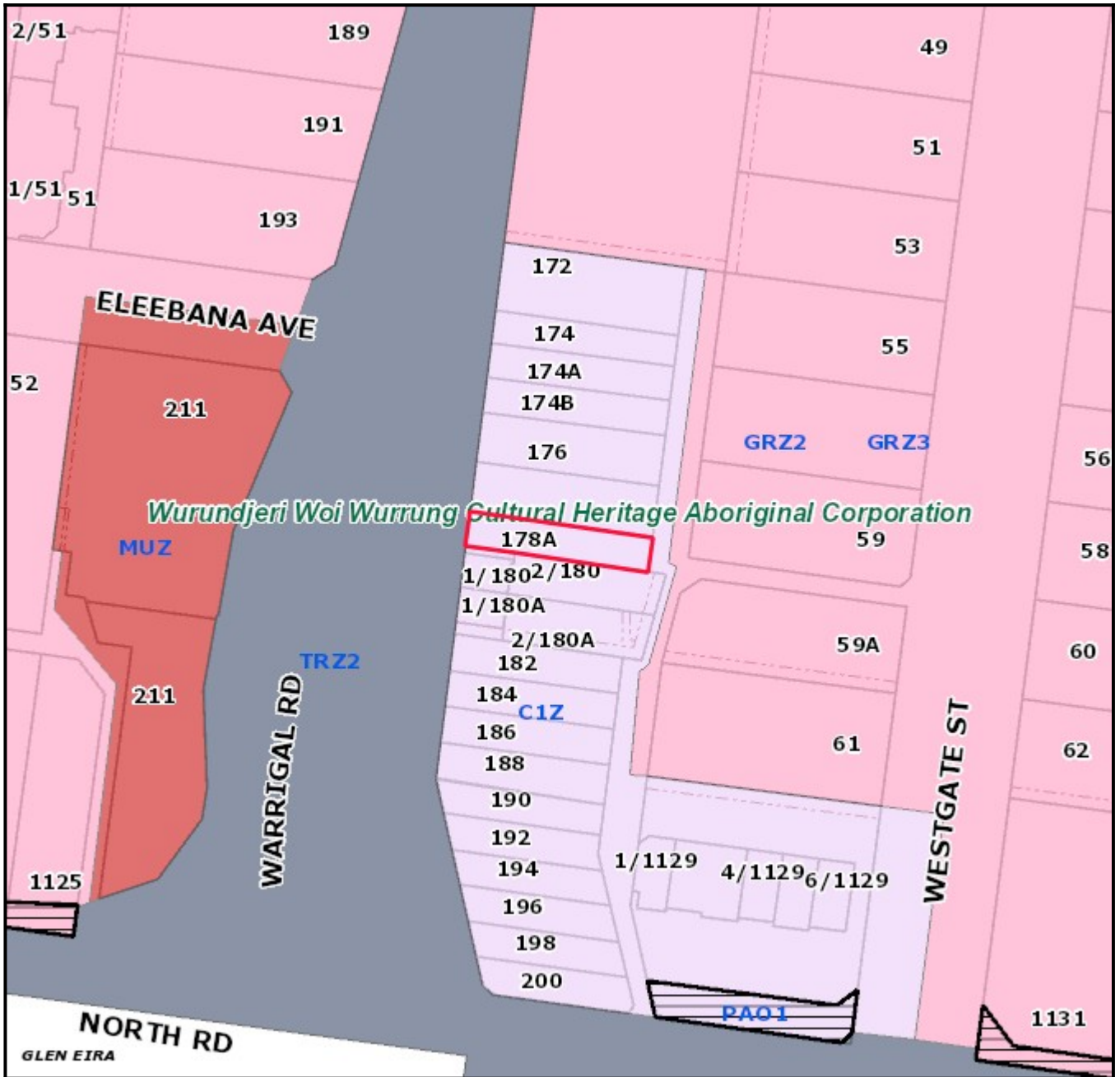








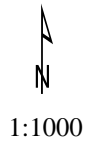
# Planning Overlays and Zones



**Legend**

**Planning Zones**


**Planning Overlays**

**Address:** 178A Warrigal Road OAKLEIGH VIC 3166

**Area:** 163.00000 sqm

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