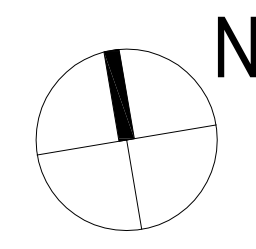


REVISIONS:

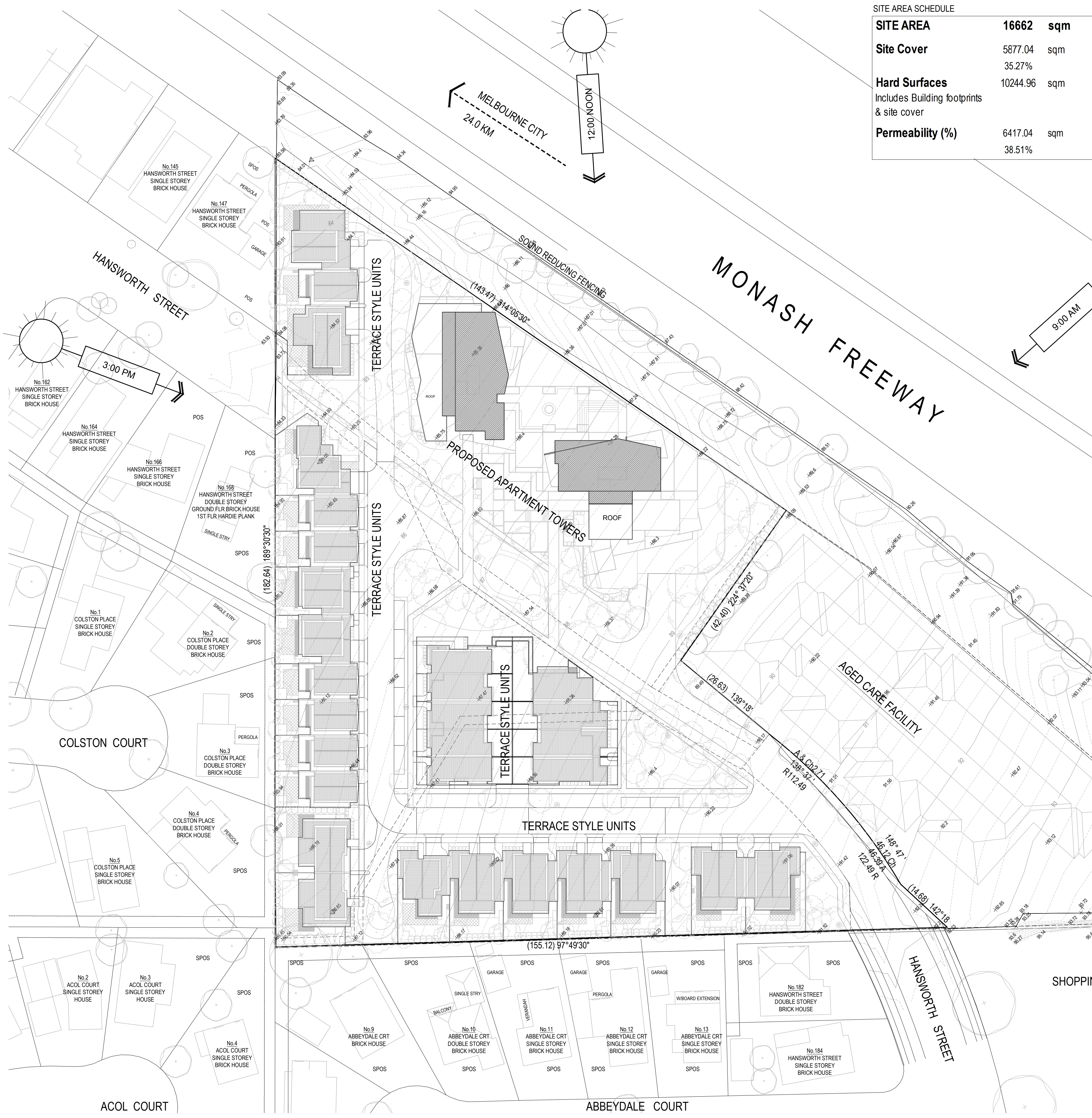
No	Date	Description	By
P1	16-05-2017	For Information	
P2	10-04-2017	For Information	
P3	01-05-2017	Town Planning Submission	

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PROJECT:
149 HANSWORTH STREET
 MULGRAVE VIC 3170
 CLIENT: PONG PROPERTY DEVELOPMENT P/L
 DRAWING TITLE:
SITE CONTEXT

- TOWN PLANNING -
 DATE: **MAY-01-17**
 SCALE: **1:500 @ A1**
 1:1000 @ A3
 DWG No: **TA02**
 REV: **P3**
 MAY 01 2017



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5877.04 sqm
Hard Surfaces	10244.96 sqm
Includes Building footprints & site cover	
Permeability (%)	6417.04 sqm
	38.51%

APARTMENT TOWERS AREA SCHEDULE

Levels	Car parking		Common Area (m ²)	Residential Apartment Towers						Terraces Area (m ²)	Area per level		
	Spaces	Area (m ²)		Area (m ²)	1 Bed	1 Bed + St	2 Beds	2 Beds + St	3 Beds		Total	NFA (m ²)	GFA (m ²)
Ground Lower	43	2240.40	152.40	2240.40								2240.40	
Ground Upper	37	1397.40	346.70	803.69	3		6		0	9	174.60	2522.39	
1st Floor	43	1325.50	238.30	605.74	3		3		0	6	97.43	2326.97	
2nd Floor			124.10	897.59	4		8		0	12	390.11	1516.40	
3rd Floor			124.10	952.52	5		8		0	13	167.85	1244.47	
4th Floor			124.10	952.52	5		8		0	13	167.85	1244.47	
5th Floor			124.10	952.52	5		8		0	13	167.85	1244.47	
6th Floor			124.10	952.52	5		8		0	13	167.85	1244.47	
7th Floor			124.10	923.41	6		7		0	13	171.78	1219.29	
8th Floor			124.10	550.30	1		6		0	7	230.20	904.60	
Totals	123	4963.30	709.10	2107.02	37		62		0	99		15707.93	

Required Car Park Analysis Rate	0.20	Visitors	1.00	1 Bed	1.00	2 Beds	2 Beds + St	3 Beds	Store	101
Required Cars	19.80		37.00		62.00		2.00		6m3	3m3
Total car spaces required	119	Bike Racks	29.7						Total	101

APARTMENT TOWERS AREA SCHEDULE

Number of Apt's	99
1 beds	37
2 Beds	62
3 Beds	0
Car parking spaces	123
Bicycles	0
Floor areas	15707.93 sqm
Ground Lower	2240.40 sqm
Ground Upper	2522.39 sqm
1st Floor	92.25% 2326.97 sqm
2nd Floor	60.12% 1516.40 sqm
3rd Floor	49.34% 1244.47 sqm
4th Floor	49.34% 1244.47 sqm
5th Floor	49.34% 1244.47 sqm
6th Floor	49.34% 1244.47 sqm
7th Floor	48.34% 1219.29 sqm
8th Floor	35.66% 904.60 sqm

TERRACE UNITS AREA SCHEDULE

Number of Units	30	
Car Parking - Visitors	8 spaces	
Bicycles	-	
Types	Total Number	7198.85 sqm
Type A1	1	226.30 sqm
Type A2	6	1429.20 sqm
Type A3	2	420.20 sqm
Type B1	7	1763.40 sqm
Type B2	2	352.60 sqm
Type B3	1	224.40 sqm
Type B4	1	203.00 sqm
Type B5	1	235.50 sqm
Type C1	2	508.20 sqm
Type C2	3	805.65 sqm
Type C3	1	241.80 sqm
Type C4	2	507.50 sqm
Type C5	1	252.10 sqm

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	225 sqm
Type A1	Ground Flr	98.50	185.30 Floor area
	First Flr	88.80	
	Garage	40.00	
	Rear Courtyard	106.60	119.70 Open spaces
Open Space	13.10		

TERRACE UNITS TYPE A2 AREA SCHEDULE

Unit Type	Area	Total	238 sqm
Type A2	Ground Flr	108.40	202.20 Floor area
	First Flr	93.80	
	Garage	38.00	
	Rear Courtyard	82.80	98.80 Open spaces
Open Space	16.20		

TERRACE UNITS TYPE A3 AREA SCHEDULE

Unit Type	Area	Total	210 sqm
Type A3	Ground Flr	95.60	173.10 Floor area
	First Flr	77.50	
	Garage	37.00	
	Rear Courtyard	121.50	148.50 Open spaces
Open Space	27.00		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	256 sqm
Type B1	Ground Flr	57.80	219.70 Floor area
	First Flr	88.20	
	Second Flr	73.90	
	Garage	38.50	
	Terrace	18.50	
Rear Courtyard	49.40	74.40 Open spaces	
Open Space	6.50		

TERRACE UNITS TYPE B2 AREA SCHEDULE

Unit Type	Area	Total	176 sqm
Type B2	Ground Flr	57.80	136.30 Floor area
	First Flr	78.70	
	Garage	40.00	
	Rear Courtyard	70.00	81.50 Open spaces
Open Space	11.50		

TERRACE UNITS TYPE B3 AREA SCHEDULE

Unit Type	Area	Total	224 sqm
Type B3	Ground Flr	107.00	180.40 Floor area
	First Flr	73.40	
	Garage	44.00	
	Rear Courtyard	166.60	193.60 Open spaces
Open Space	27.00		

TERRACE UNITS TYPE B4 AREA SCHEDULE

Unit Type	Area	Total	293 sqm
Type B4	Ground Flr	95.50	161.00 Floor area
	First Flr	65.50	
	Garage	42.00	
	Rear Courtyard	90.70	147.70 Open spaces
Open Space	57.00		

TERRACE UNITS TYPE B5 AREA SCHEDULE

Unit Type	Area	Total	236 sqm
Type B5	Ground Flr	116.70	197.50 Floor area
	First Flr	80.80	
	Garage	38.00	
	Rear Courtyard	103.60	133.40 Open spaces
Open Space	29.80		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	254 sqm
Type C1	Ground Flr	44.80	205.30 Floor area
	First Flr	81.30	
	Second Flr	79.20	
	Garage	48.80	
	Terrace	36.80	
Front Courtyard	17.40	54.20 Open spaces	
Open Space	0.00		

TERRACE UNITS TYPE C2 AREA SCHEDULE

Unit Type	Area	Total	269 sqm
Type C2	Ground Flr	50.65	216.95 Floor area
	First Flr	87.50	
	Second Flr	80.80	
	Garage	49.60	
	Terrace	36.80	
Front Courtyard	17.40	54.20 Open spaces	
Open Space	0.00		

TERRACE UNITS TYPE C3 AREA SCHEDULE

Unit Type	Area	Total	242 sqm
Type C3	Ground Flr	23.20	152.80 Floor area
	First Flr	90.40	
	Second Flr	79.20	
	Garage	45.00	
	Terrace	38.80	
Front Courtyard	17.40	56.90 Open spaces	
Open Space	0.00		

TERRACE UNITS TYPE C4 AREA SCHEDULE

Unit Type	Area	Total	254 sqm
Type C4	Ground Flr	26.40	204.75 Floor area
	First Flr	96.85	
	Second Flr	79.50	
	Garage	49.00	
	Terrace	36.80	
Front Courtyard	20.10	56.90 Open spaces	
Open Space	0.00		

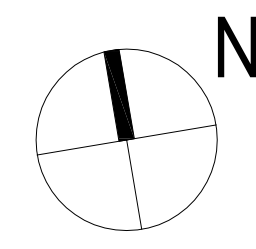
TERRACE UNITS TYPE C5 AREA SCHEDULE

Unit Type	Area	Total	252 sqm
Type C5	Ground Flr	25.80	201.40 Floor area
	First Flr	88.70	
	Second Flr	86.90	
	Garage	50.70	
	Terrace	75.30	
Front Courtyard	12.70	88.00 Open spaces	
Open Space	0.00		

REVISIONS:

No	Date	Description	By
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P3	01-05-2017	Town Planning Submission	

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PROJECT:
149 HANSWORTH STREET
MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT P/L
DRAWING TITLE:
SITE RESPONSE

- TOWN PLANNING -
DATE: MAY-01-17
SCALE: 1:500 @ A1
1:1000 @ A3
DWG No: TA03
REV: P3
MAY 01 2017

