

SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5877.04 sqm 35.27%
Hard Surfaces	10244.96 sqm
Permeability (%)	6417.04 sqm 38.51%

TERRACE UNITS AREA SCHEDULE

Number of Units	30
Car Parking - Visitors	8 spaces
Bicycles	-
Types	Total Number 7198.85 sqm
Type A1	1 225.30 sqm
Type A2	6 1429.20 sqm
Type A3	2 420.20 sqm
Type B1	7 1793.40 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 Fir 98.50	185.30	Floor area
	First Fir 86.80		
	Garage 40.00		
	Rear Courtyard 106.60	119.70	Open spaces
	Open Space 13.10		
Type A2	Ground Fir 108.40	202.20	Floor area
	First Fir 93.80		
	Garage 36.00		
	Rear Courtyard 82.60	98.80	Open spaces
	Open Space 16.20		
Type A3	Ground Fir 95.60	173.10	Floor area
	First Fir 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 Fir 57.60	219.70	Floor area
	First Fir 88.20		
	Second Fir 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 Fir 57.60	136.30	Floor area
	First Fir 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 Fir 107.00	180.40	Floor area
	First Fir 73.40		
	Garage 44.00		
	Rear Courtyard 106.60	193.60	Open spaces
	Open Space 27.00		

TERRACE UNITS TYPE B4 AREA SCHEDULE

Unit Type	Area	Total	203 sqm
Type B4	Ground Fir 95.50	161.00	Floor area
	First Fir 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 Fir 116.70	197.50	Floor area
	First Fir 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 Fir 44.80	205.30	Floor area
	First Fir 81.30		
	Second Fir 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 Fir 50.65	218.95	Floor area
	First Fir 87.50		
	Second Fir 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 Fir 23.20	192.80	Floor area
	First Fir 90.40		
	Second Fir 79.20		
	Garage 49.00		
	Terrace 36.80		
	Front Courtyard 20.10	56.90	Open spaces
	Open Space 0.00		

TERRACE UNITS TYPE C4 AREA SCHEDULE

Unit Type	Area	Total	254 sqm
Type C4	Ground Fir 26.40	204.75	Floor area
	First Fir 98.85		
	Second Fir 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 Fir 25.80	201.40	Floor area
	First Fir 88.70		
	Second Fir 86.90		
	Garage 50.70		
	Terrace 75.30		
	Front Courtyard 12.70	88.00	Open spaces
	Open Space 0.00		

LANDSCAPING LAYOUT - REFER TO JOHN PATRICK LANDSCAPING FOR FURTHER DETAILS

- (MB) MAILBOXES WITH SEPARATE APERTURE FOR NEWSPAPERS AND OTHER NON-MAIL ARTICLES, AS PER GENERAL POST GUIDE 2007 (POINT G4.3) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
- (F1) PROVISION FOR 1.8M HIGH SCREEN FENCING
- (F2) PROVISION FOR 1.0M HIGH FENCING
- (F3) PROVISION FOR 2.1M HIGH BOUNDARY FENCING WITH 600mm HIGH TRELLIS ON TOP
- STEP PAVERS ON LEVYABLE TOPPING
- PROVISION FOR A 2000L WATER TANK
- NEW ADVANCED TREES
- TIMBER FENCING
- REAR OPEN SPACES TO HAVE 500x500 COLOURED PERMEABLE CONCRETE TILES
- GRASS
- CLOTHES LINE
- LANDSCAPING AREAS WITH HEDGE PLANTING, GROUND COVERS AND MATURED MEDIUM SIZE TREES PLANTED

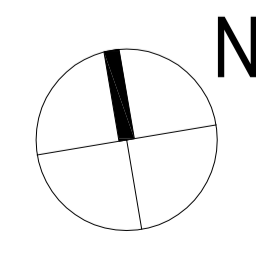
NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

PROVISION FOR STREET LIGHTING WITH BAFFLE PROTECTION FOR RESIDENCES

REVISIONS:

No	Date	Description	By
P1	16-03-2017	For Information	
P2	19-04-2017	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:
TERRACE UNITS - GROUND FLOOR

- TOWN PLANNING -

DATE: MAY-01-17
SCALE: 1:200 @ A1
1:400 @ A3

DWG No: TA12
REV: P3
MAY 01 2017





SITE AREA SCHEDULE

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

TERRACE UNITS TYPE A AREA SCHEDULE

Number of Units	30
Car Parking - Visitors	8 spaces
Bicycles	
Types Total Number	7198.85 sqm
Type A1	225.30 sqm
Type A2	1429.20 sqm
Type A3	420.20 sqm
Type B1	1793.40 sqm
Type B2	352.60 sqm
Type B3	224.40 sqm
Type B4	203.00 sqm
Type B5	235.50 sqm
Type C1	508.20 sqm
Type C2	805.65 sqm
Type C3	241.80 sqm
Type C4	507.50 sqm
Type C5	252.10 sqm

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	295 sqm
Type B1	Front/Fit	38.20	219.70
Type B1	Second/Fit	32.30	
Type B1	Terrace	18.50	
Type B1	Rear/Countd	44.40	
Type B1	Open Space	6.59	74.00
Open spaces			

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	225 sqm
Type A1	Ground/Fit	95.50	195.30
Type A1	Front/Fit	99.80	
Type A2	Garage	40.00	119.70
Type A2	Rear/Countd	105.80	
Type A3	Open Space	13.10	
Open spaces			148.90
Total			210 sqm

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	295 sqm
Type B1	Ground/Fit	57.80	219.70
Type B1	Second/Fit	32.30	
Type B1	Terrace	18.50	
Type B1	Rear/Countd	44.40	
Type B1	Open Space	6.59	74.00
Open spaces			

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	289 sqm
Type C1	Ground/Fit	44.80	205.30
Type C1	Front/Fit	91.30	
Type C1	Second/Fit	47.90	
Type C1	Terrace	38.80	
Type C1	Open Space	17.40	54.20
Open spaces			

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	289 sqm
Type C2	Ground/Fit	50.65	219.55
Type C2	Front/Fit	87.50	
Type C2	Second/Fit	80.80	
Type C2	Terrace	49.80	
Type C2	Open Space	28.80	54.20
Open spaces			

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	242 sqm
Type C3	Ground/Fit	22.50	192.80
Type C3	Front/Fit	50.40	
Type C3	Second/Fit	77.20	
Type C3	Terrace	44.80	
Type C3	Open Space	20.10	59.90
Open spaces			

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	254 sqm
Type C4	Ground/Fit	29.40	241.75
Type C4	Front/Fit	58.85	
Type C4	Second/Fit	79.50	
Type C4	Terrace	44.80	
Type C4	Open Space	20.10	59.90
Open spaces			

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	252 sqm
Type C5	Ground/Fit	25.80	201.40
Type C5	Front/Fit	88.70	
Type C5	Second/Fit	88.80	
Type C5	Terrace	50.70	
Type C5	Open Space	12.70	88.30
Open spaces			

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	252 sqm
Type C5	Ground/Fit	25.80	201.40
Type C5	Front/Fit	88.70	
Type C5	Second/Fit	88.80	
Type C5	Terrace	50.70	
Type C5	Open Space	12.70	88.30
Open spaces			

LANDSCAPING LAYOUT - REFER TO JOHN PATRICK LANDSCAPING FOR FURTHER DETAILS

MPB LANDSCAPING WITH SEPARATE AGREEMENT FOR AS SATISFACTION OF THE RESPONSIBLE AUTHORITY

PROVISION FOR 1.8M HIGH SCREEN FENCING

PROVISION FOR 1.0M HIGH FENCING

PROVISION FOR 2 M HIGH BOUNDARY FENCING WITH 60MM HIGH TRELLIS ON TOP

STEP PAVES ON REAR OPEN SPACES TO HAVE 300X300 CONCRETE TILES

PROVISION FOR 200X200 WINTERBANK GRASS

NEW ADVANCED TREES PLANTED

CLOSET LINE

LANDSCAPING AREAS WITH HERD PLANTING, GROUND COVERS AND MAINTENANCE MEDIUM SIZE TREES PLANTED

NOTE: ALL NOTED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

REVISIONS:

No	Date	Description	By
P1	16-03-2017	For Information	
P2	16-04-2017	For Information	
P3	01-05-2017	Final Planning Submission	

PROJECT: 149 HANSWORTH STREET MULGRAVE VIC 3170

CLIENT: PONG PROPERTY DEVELOPMENT PL

DRAWING TITLE: TERRACE UNITS - 1st FLOOR

TOWN PLANNING - DATE: MAY-01-17 12:00 @ A1

SCALE: 1:400 @ A3

DWG No: TA13

REV: P3 MAY 01 2017

SGOURAKIS ARCHITECTS



SITE AREA SCHEDULE

SITE AREA	16662 sqm
Site Cover	5877.04 sqm 35.27%
Hard Surfaces	10244.96 sqm Includes Building footprints & site cover
Permeability (%)	6417.04 sqm 38.51%

TERRACE UNITS TYPE A AREA SCHEDULE

Unit Type	Area	Total	225 sqm
Type A1	106.40	202.20	Floor area
Type A2	59.80	59.80	Garage
Type A3	106.80	119.70	Open spaces
Type A4	13.10	13.10	Open spaces
Type A5	27.00	27.00	Open spaces
Total	210 sqm		

TERRACE UNITS TYPE B AREA SCHEDULE

Unit Type	Area	Total	254 sqm
Type B1	44.80	205.30	Floor area
Type B2	91.30	91.30	Garage
Type B3	47.80	38.80	Open spaces
Type B4	38.80	38.80	Open spaces
Type B5	0.00	0.00	Open spaces
Total	254 sqm		

TERRACE UNITS TYPE C AREA SCHEDULE

Unit Type	Area	Total	289 sqm
Type C1	87.50	219.50	Floor area
Type C2	80.80	80.80	Garage
Type C3	49.80	49.80	Open spaces
Type C4	28.80	17.40	Open spaces
Type C5	0.00	0.00	Open spaces
Total	289 sqm		

TERRACE UNITS TYPE D AREA SCHEDULE

Unit Type	Area	Total	252 sqm
Type D1	25.80	201.40	Floor area
Type D2	88.70	88.70	Garage
Type D3	88.80	50.70	Open spaces
Type D4	75.30	12.70	Open spaces
Total	252 sqm		

TERRACE UNITS TYPE E AREA SCHEDULE

Unit Type	Area	Total	295 sqm
Type E1	78.20	219.70	Floor area
Type E2	32.80	32.80	Garage
Type E3	18.50	18.50	Open spaces
Type E4	6.50	7.40	Open spaces
Total	295 sqm		

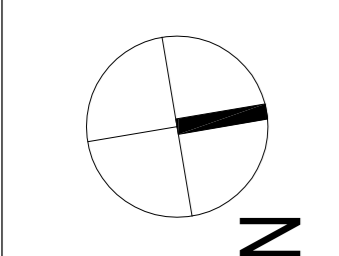
- (1) LANDSCAPING LAYOUT - REFER TO JOHN PATRICK LANDSCAPING FOR FURTHER DETAILS
- (2) STEP PAVES ON LITTLE TOPHATS
- (3) PROVISION FOR 200X WOODEN DECK
- (4) PROVISION FOR 18M HIGH SCREEN FENCING
- (5) PROVISION FOR 10M HIGH FENCING
- (6) PROVISION FOR 2 M HIGH BOUNDARY FENCING WITH 60MM HIGH TRELLIS ON TOP
- (7) NEW ADVANCED TREES
- (8) LANDSCAPING AREAS WITH HEDGE PLANTING, GROUND COVERS AND MAINTAINED MEDIUM SIZE TREES PLANTED

- (9) REAR OPEN SPACES TO HAVE 90x60 COLOURED PERMEABLE CONCRETE TILES
- (10) CLOSET LINE
- (11) LANDSCAPING AREAS WITH HEDGE PLANTING, GROUND COVERS AND MAINTAINED MEDIUM SIZE TREES PLANTED

- (12) PROVISION FOR STREET LIGHTING RESIDENCES

REVISIONS

No	Date	Description	By
P1	16-03-2017	For Information	
P2	16-04-2017	For Information	
P3	01-05-2017	Final Planning Submission	



PROJECT: 149 HANSWORTH STREET MULGRAVE VIC 3170
CLIENT: PONG PROPERTY DEVELOPMENT PT
DRAWING TITLE: TERRACE UNITS - 2nd FLOOR
DATE: MAY-01-17
SCALE: 1:400 @ A3
DWG No: TA14
REV: P3 MAY 01 2017