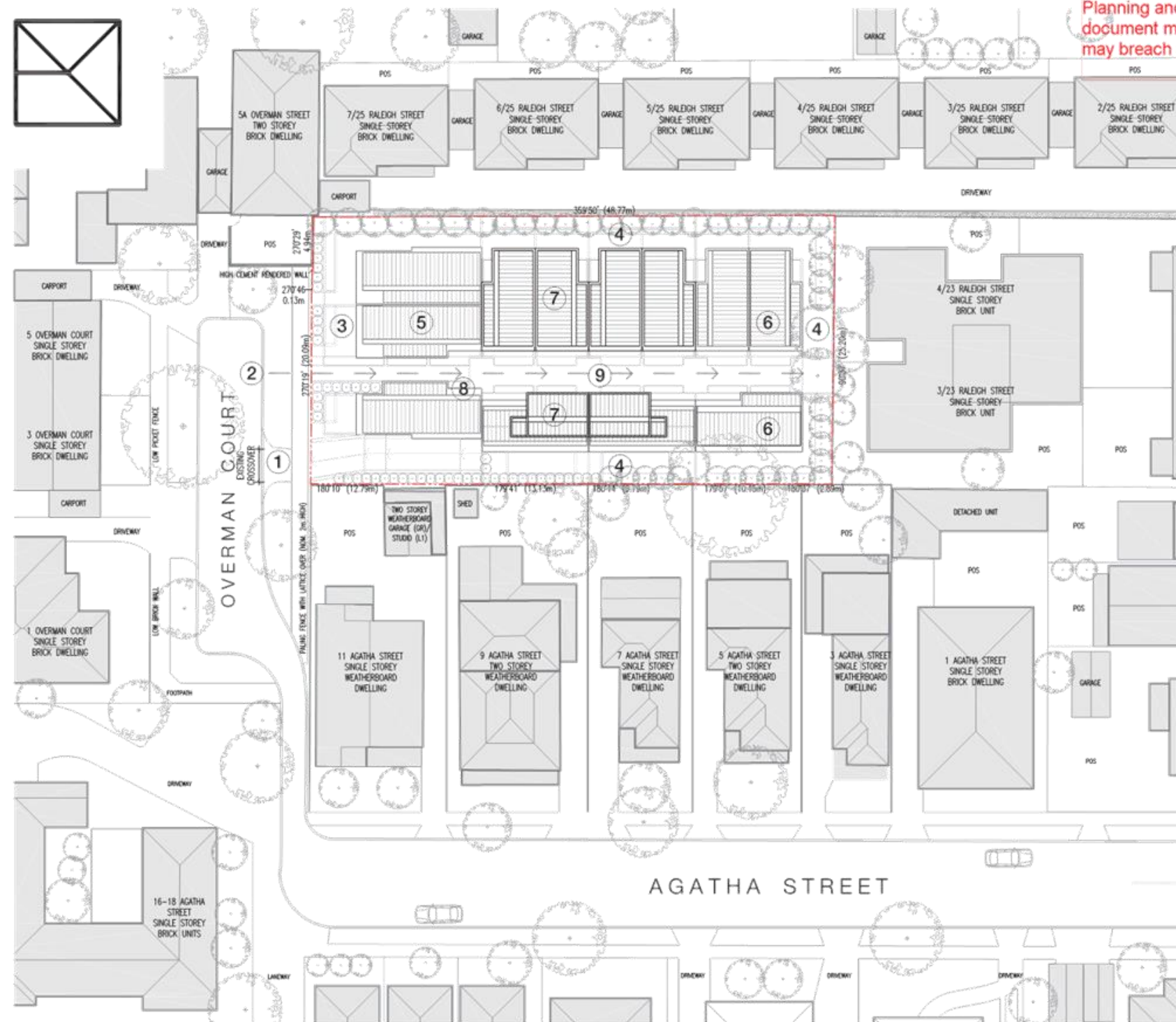


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DESIGN RESPONSE KEY

- 1 UTILISE EXISTING CROSSOVER TO PROVIDE ACCESS TO BASEMENT CAR PARKING.
- 2 DESIGNATED PEDESTRIAN WALKWAY TO TOWNHOUSES. PEDESTRIAN ENTRY SEPARATED FROM VEHICULAR ENTRY TO AVOID CONFLICT. CLEAR IDENTIFICATION TO PROVIDE SENSE OF ADDRESS WITHIN COURT.
- 3 LANDSCAPED FRONT SETBACK WITH FENCE TREATMENTS CONSISTENT WITH IMMEDIATE STREETSCAPE CONTEXT.
- 4 LANDSCAPED COURTYARDS ABUTTING SIDE BOUNDARIES. PERIMETER PLANTING AND GARDEN AREAS CONSISTENT WITH NEIGHBOURING DWELLINGS.
- 5 2 - STOREY FORM WITHIN STREETSCAPE REALM. HEIGHTS OF PROPOSED MASSING SITS LOWER THAN ADJOINING 2 - STOREY FORM AT No. 5A OVERMAN COURT.
- 6 2 - STOREY FORM REAR OF SITE TO TRANSITION DOWN ADJACENT UNITS TO NORTH. WITH OF POS CONSISTENT WITH NORTHERN NEIGHBOUR.
- 7 3 - STOREY FORM POSITIONED CENTRALLY TO SITE TO LIMIT VISIBILITY FROM STREETSCAPE REALM. ARTICULATION OF TOP MOST LEVEL PROVIDED TO LIMIT CONTINUOUS BUILT FORM.
- 8 CENTRAL STAIR TO PROVIDE ACCESS TO BASEMENT PARKING AND ANCILLARY REQUIREMENTS. LOCATION PROVIDES CONVENIENT ACCESS TO ALL TOWNHOUSES.
- 9 LANDSCAPED TREATMENT EXTENDS TO CENTRAL SPINE. PLANTERS AT BOTH GROUND AND LEVEL 01 PROVIDE AMENITY AND ASPECT TO EACH DWELLING.

GENERAL NOTES:

- EACH TOWNHOUSE WILL HAVE A TAP AND FLOOR WASTE IN THEIR MAIN PRIVATE OPEN SPACE.
- DOUBLE GLAZING TO ALL LIVING ROOMS AND BEDROOM WINDOWS.
- BICYCLE PARKING AS NOTED ON PLAN.
- 10,000L STORMWATER RETENTION TANK COLLECTING FROM ROOF AREA. WATER USED FOR TOILET FLUSHING.
- WATER EFFICIENT GARDEN TO BE INCORPORATED.
- EXTERNAL LIGHTING TO BE CONTROLLED BY MOTION SENSORS.

DEVELOPMENT INFORMATION

No. OF DWELLINGS: 12
No. OF CAR SPACES: 20
SITE COVERAGE: 48.0%
PERMEABILITY: 30.5%

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DESIGN RESPONSE PLAN
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1:200 @ A1 / 1:400 @ A3

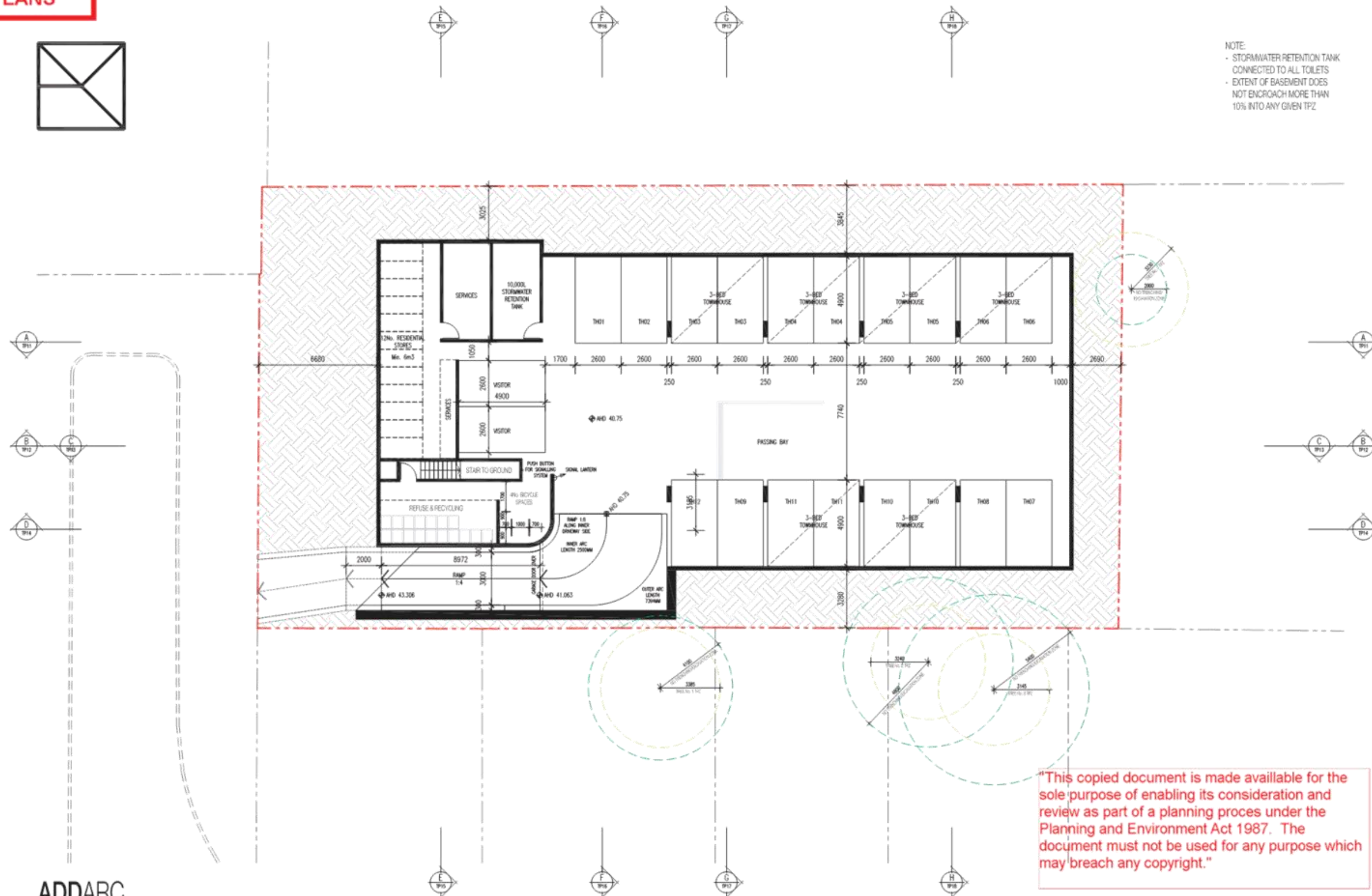


TP01

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NOTE:
- STORMWATER RETENTION TANK
CONNECTED TO ALL TOILETS
- EXTENT OF BASEMENT DOES
NOT ENCROACH MORE THAN
10% INTO ANY GIVEN TPZ



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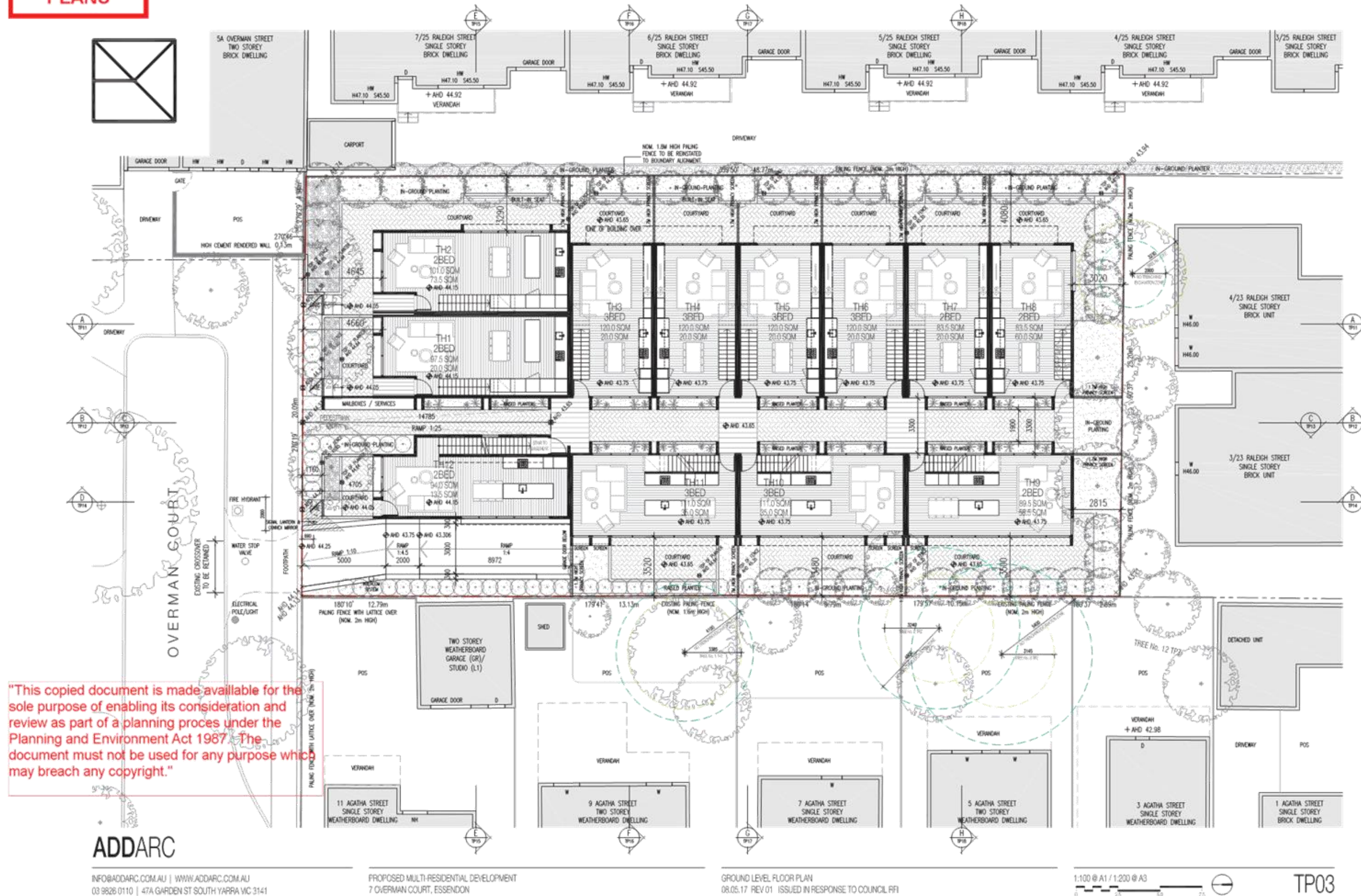
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
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BASEMENT LEVEL FLOOR PLAN
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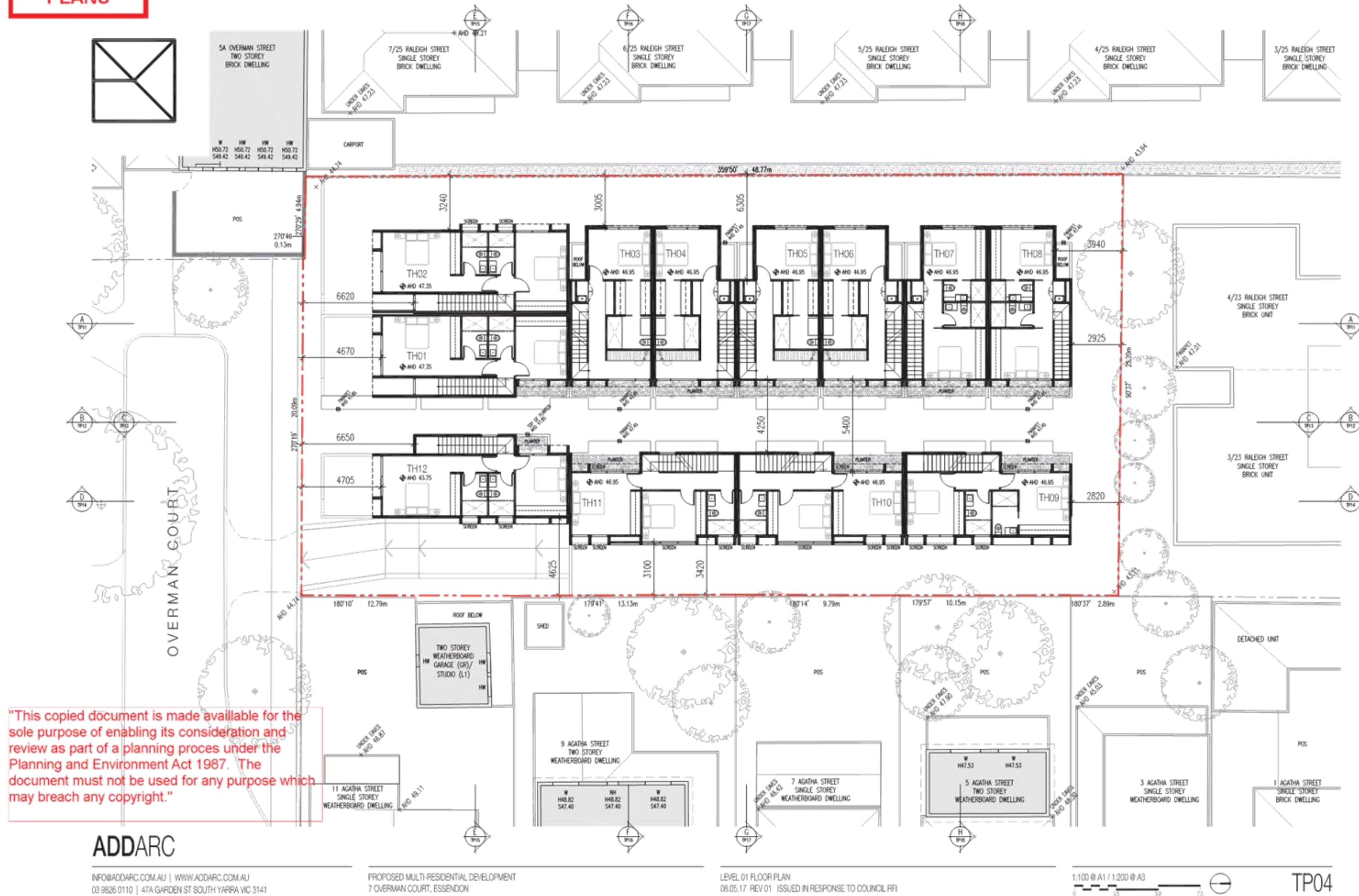
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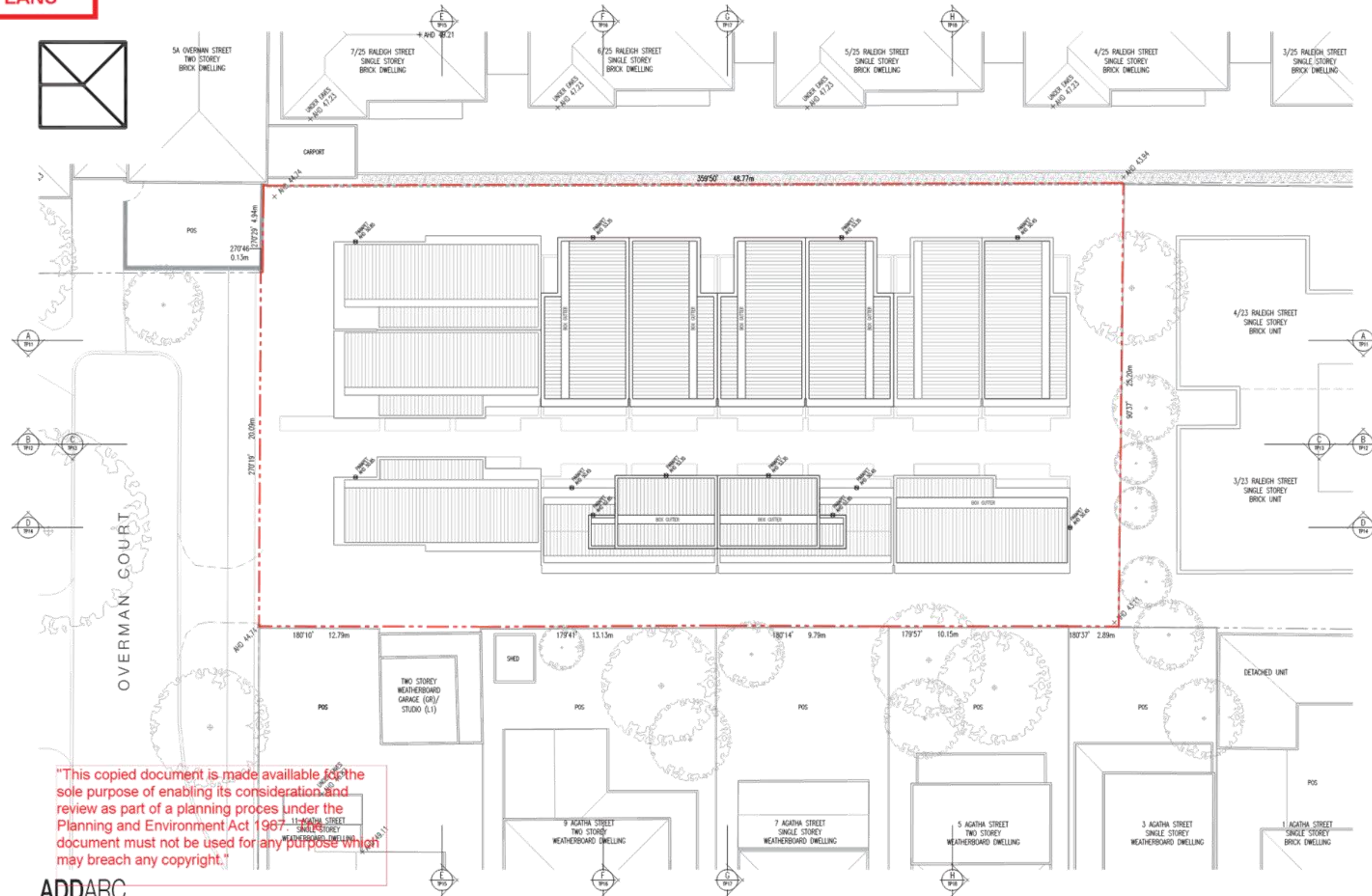
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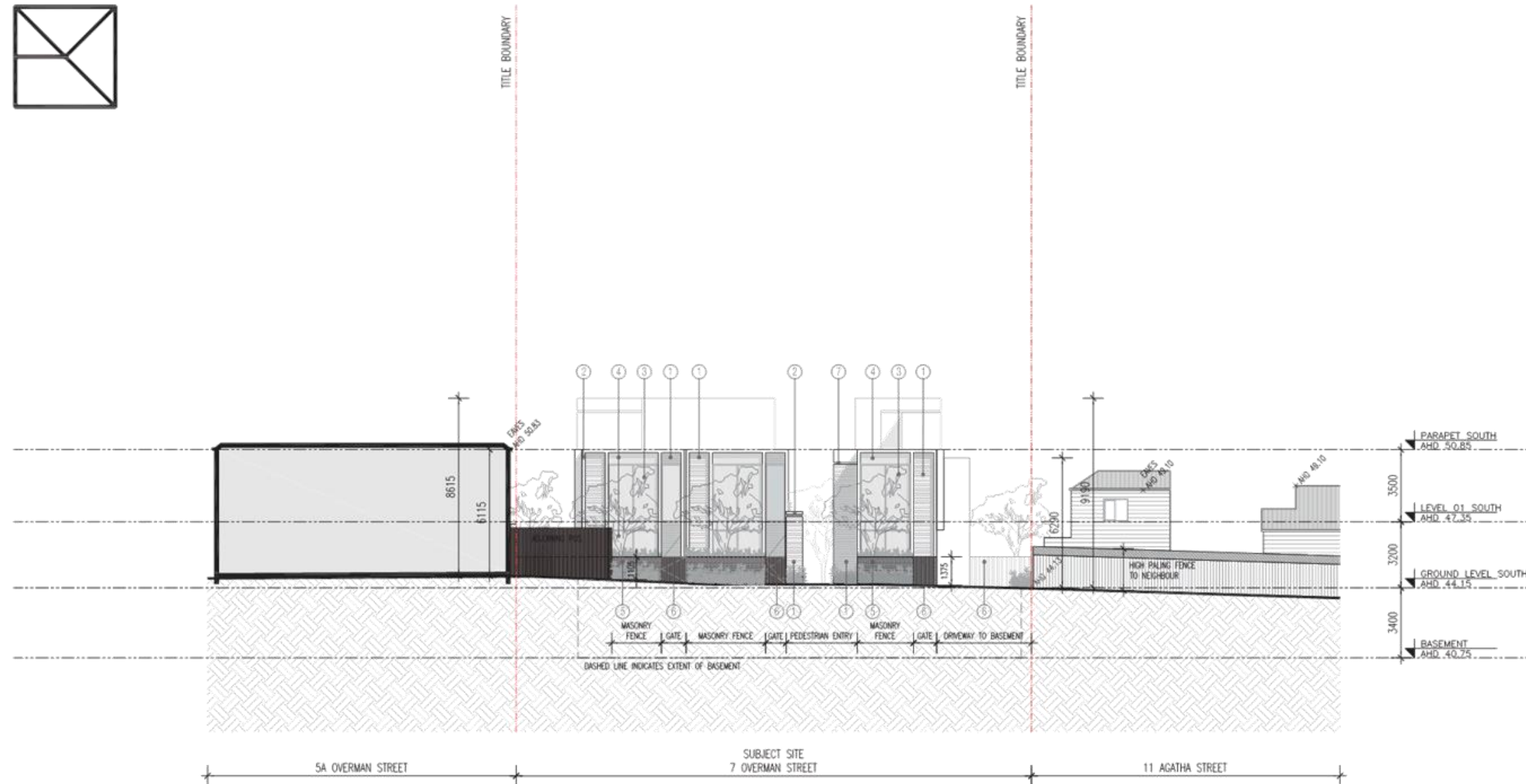
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7 OVERMAN COURT, ESSENDON

ROOF PLAN
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1:100 @ A1 / 1:200 @ A3
0 25 50 75

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|-----------------------------------------------|------------------------------|-------------------------------------------|
| ① TEXTURED CLADDING (HORIZONTAL) - LIGHT GREY | ④ RENDER FINISH - LIGHT GREY | ⑦ RENDER FINISH - MID GREY |
| ② RENDER FINISH - WHITE | ⑤ BRICKWORK - GREY | ⑧ TEXTURED CLADDING (VERTICAL) - MID GREY |
| ③ GLAZING | ⑥ PALISADE FENCE - CHARCOAL | ⑨ SCREEN - LIGHT GREY |

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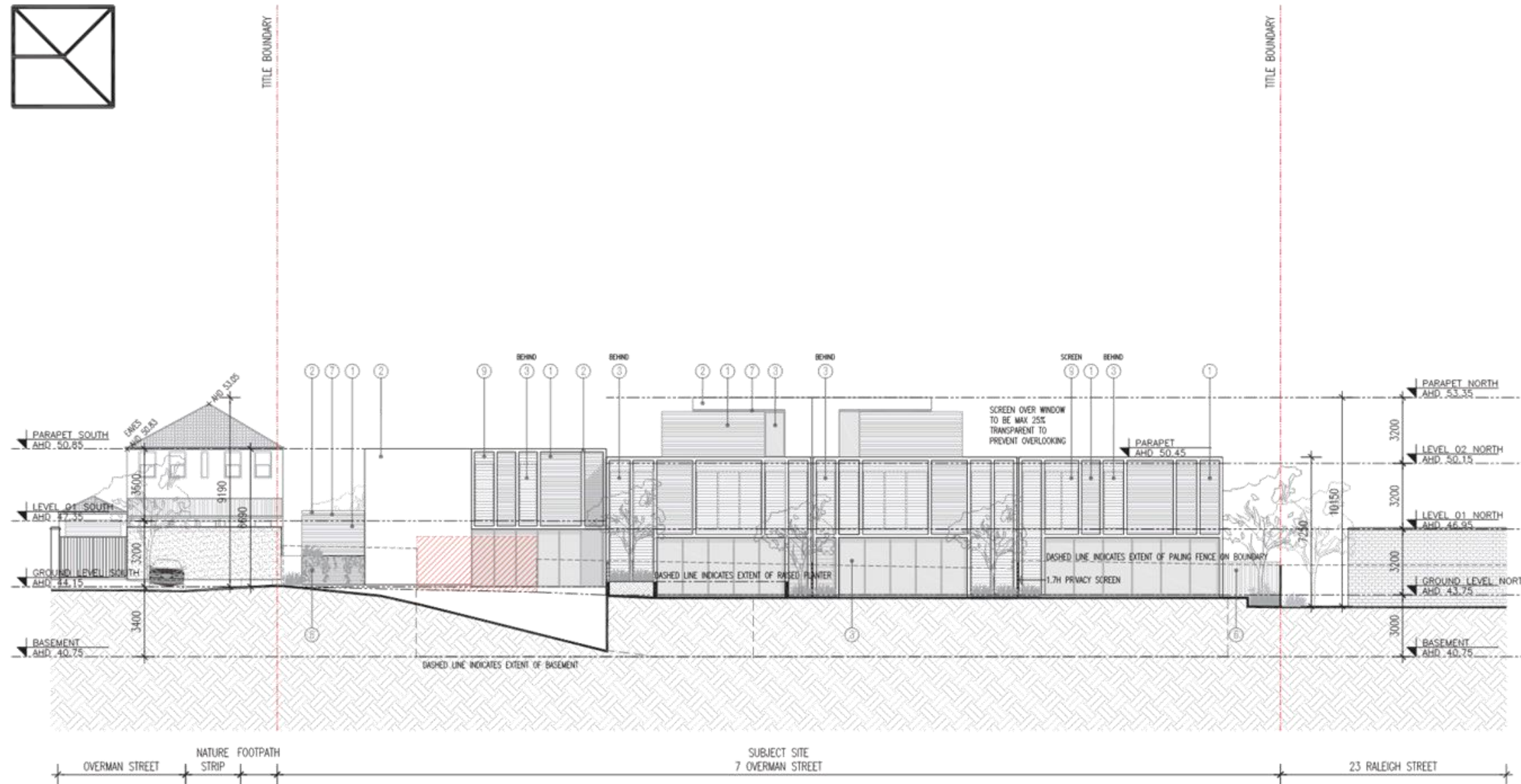
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SOUTH ELEVATION
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1:100 @ A1 / 1:200 @ A3
0 2.5 5 7.5

TP07

 EXTENT OF WALL ON BOUNDARY

EXTERNAL FINISHES SCHEDULE LEGEND

| | | |
|-----------------------------------------------|------------------------------|-------------------------------------------|
| ① TEXTURED CLADDING (HORIZONTAL) - LIGHT GREY | ④ RENDER FINISH - LIGHT GREY | ⑦ RENDER FINISH - MID GREY |
| ② RENDER FINISH - WHITE | ⑤ BRICKWORK - GREY | ⑧ TEXTURED CLADDING (VERTICAL) - MID GREY |
| ③ GLAZING | ⑥ PALISADE FENCE - CHARCOAL | ⑨ SCREEN - LIGHT GREY |

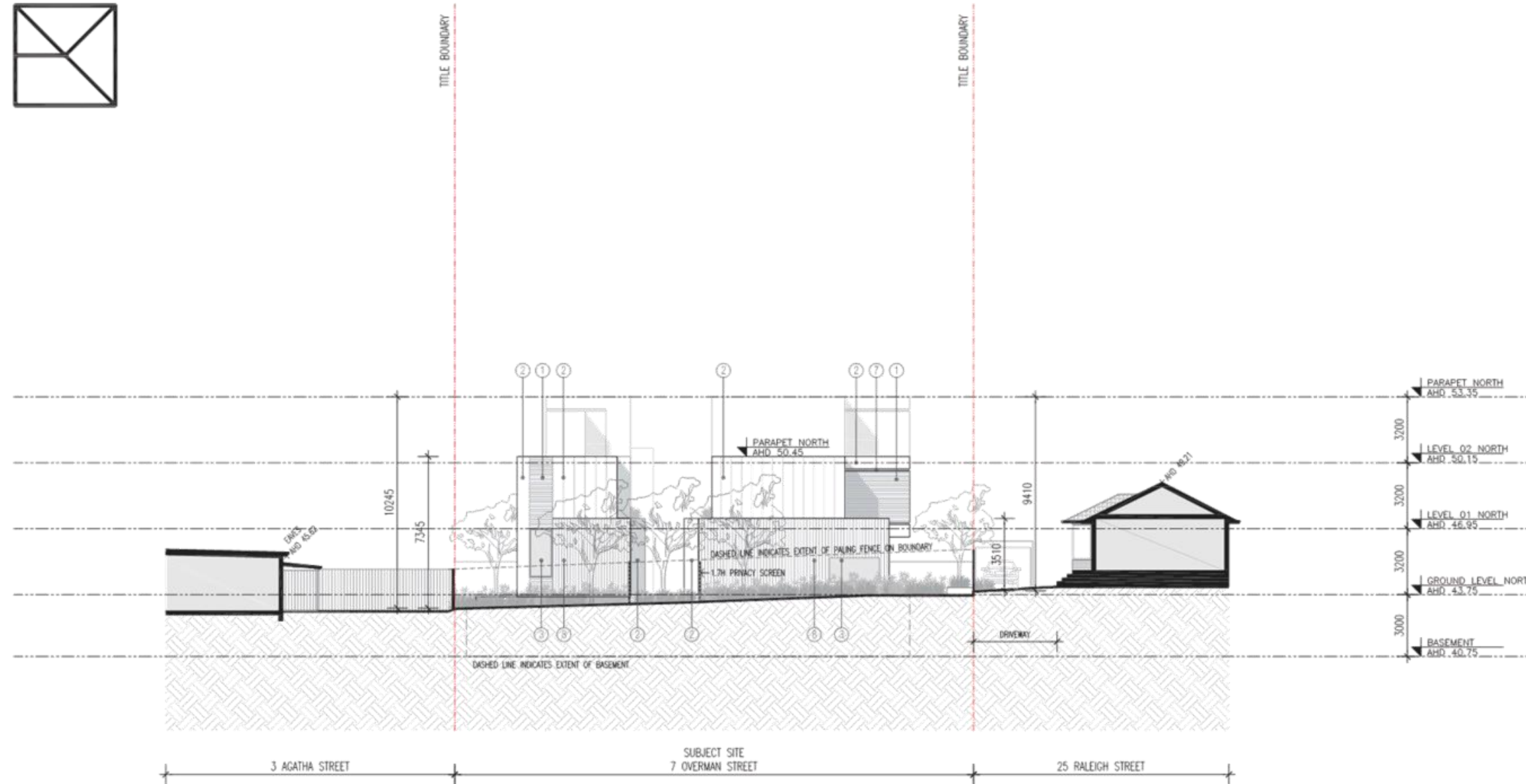
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EAST ELEVATION
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1:100 @ A1 / 1:200 @ A3

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|-----------------------------------------------|------------------------------|-------------------------------------------|
| ① TEXTURED CLADDING (HORIZONTAL) - LIGHT GREY | ④ RENDER FINISH - LIGHT GREY | ⑦ RENDER FINISH - MID GREY |
| ② RENDER FINISH - WHITE | ⑤ BRICKWORK - GREY | ⑧ TEXTURED CLADDING (VERTICAL) - MID GREY |
| ③ GLAZING | ⑥ PALISADE FENCE - CHARCOAL | ⑨ SCREEN - LIGHT GREY |

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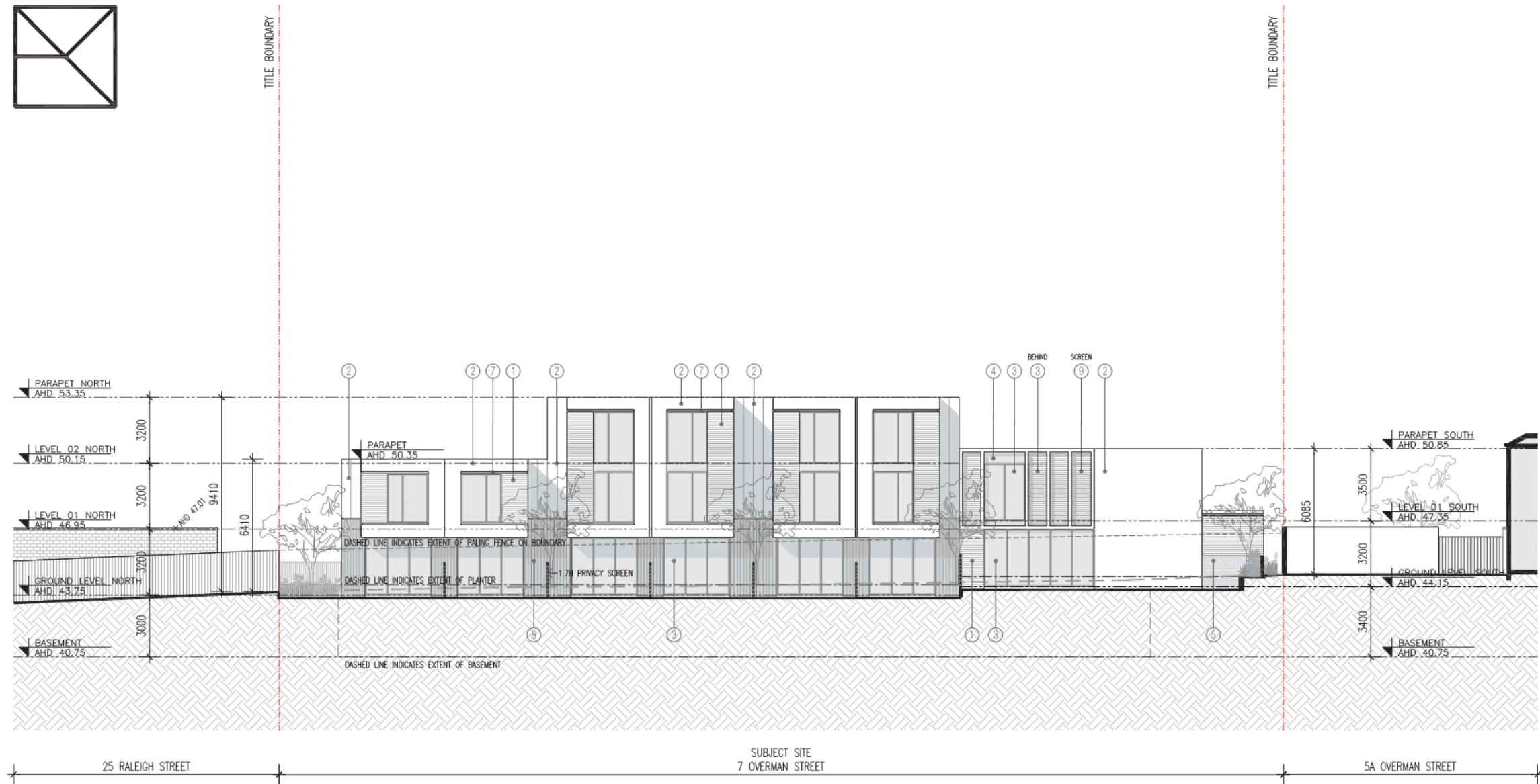
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NORTH ELEVATION
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0 25 50 75

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|-----------------------------------------------|------------------------------|-------------------------------------------|
| ① TEXTURED CLADDING (HORIZONTAL) - LIGHT GREY | ④ RENDER FINISH - LIGHT GREY | ⑦ RENDER FINISH - MID GREY |
| ② RENDER FINISH - WHITE | ⑤ BRICKWORK - GREY | ⑧ TEXTURED CLADDING (VERTICAL) - MID GREY |
| ③ GLAZING | ⑥ PALISADE FENCE - CHARCOAL | ⑨ SCREEN - LIGHT GREY |

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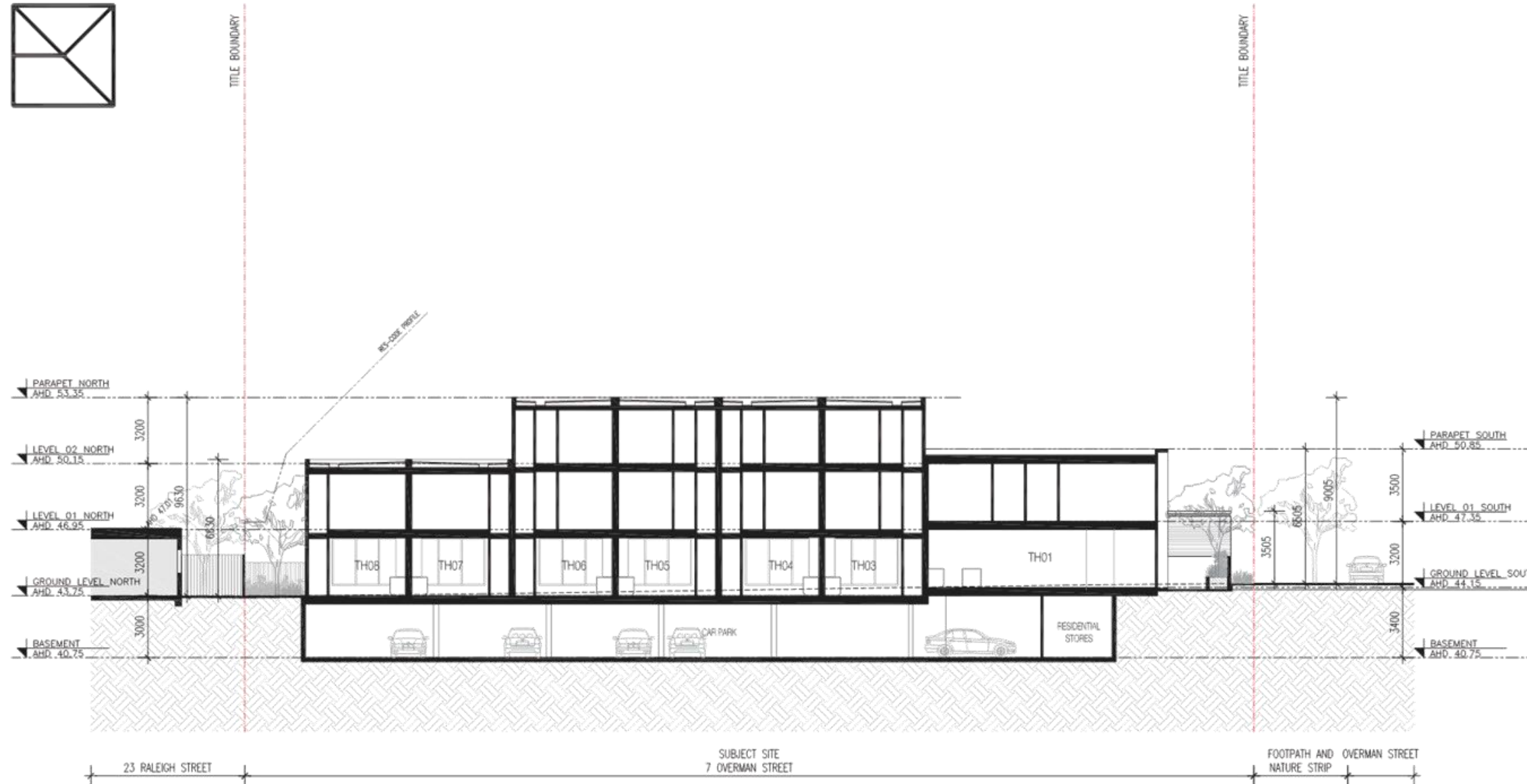
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7 OVERMAN COURT, ESSENDON

WEST ELEVATION
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1:100 @ A1 / 1:200 @ A3
0 2.5 5.0 7.5

TP10

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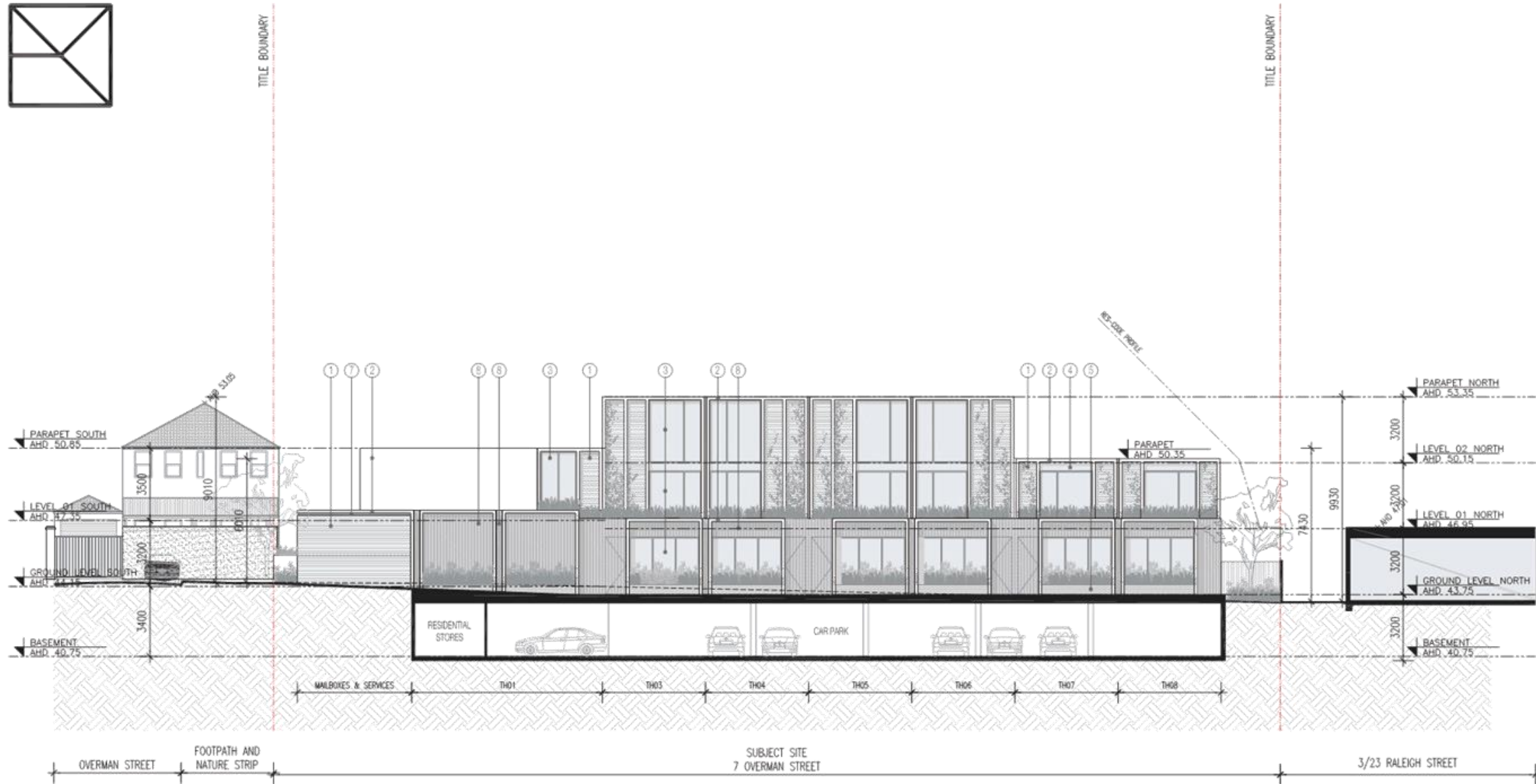
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7 OVERMAN COURT, ESSENDON

SECTION A-A
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TP11

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| ② RENDER FINISH - WHITE | ⑤ BRICKWORK - GREY | ⑧ TEXTURED CLADDING (VERTICAL) - MID GREY |
| ③ GLAZING | ⑥ PALISADE FENCE - CHARCOAL | ⑨ SCREEN - LIGHT GREY |

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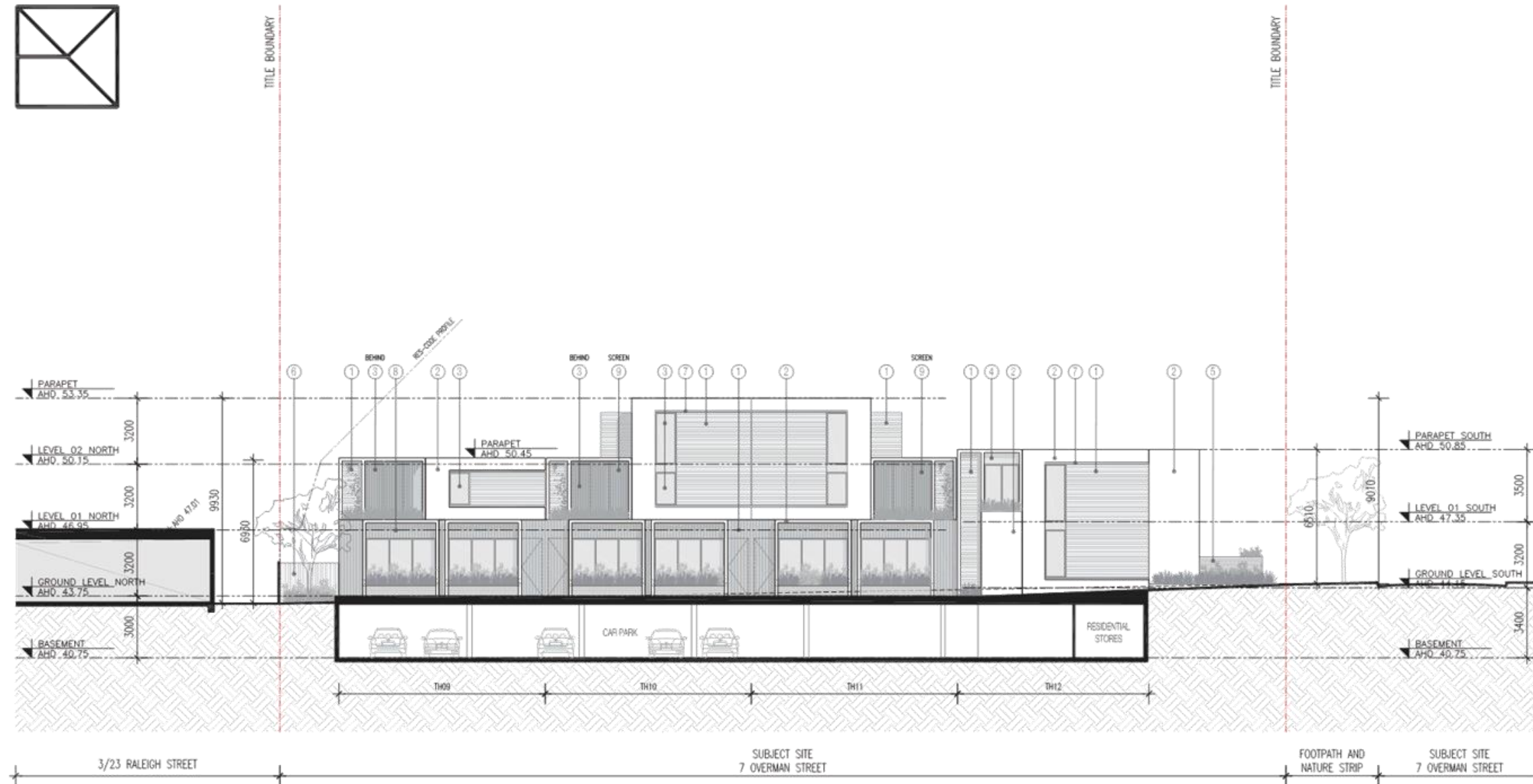
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SECTION B-B INTERNAL EAST ELEVATION
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1:100 @ A1 / 1:200 @ A3
0 2.5 5 7.5

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|-----------------------------------------------|------------------------------|-------------------------------------------|
| ① TEXTURED CLADDING (HORIZONTAL) - LIGHT GREY | ④ RENDER FINISH - LIGHT GREY | ⑦ RENDER FINISH - MID GREY |
| ② RENDER FINISH - WHITE | ⑤ BRICKWORK - GREY | ⑧ TEXTURED CLADDING (VERTICAL) - MID GREY |
| ③ GLAZING | ⑥ PALISADE FENCE - CHARCOAL | ⑨ SCREEN - LIGHT GREY |

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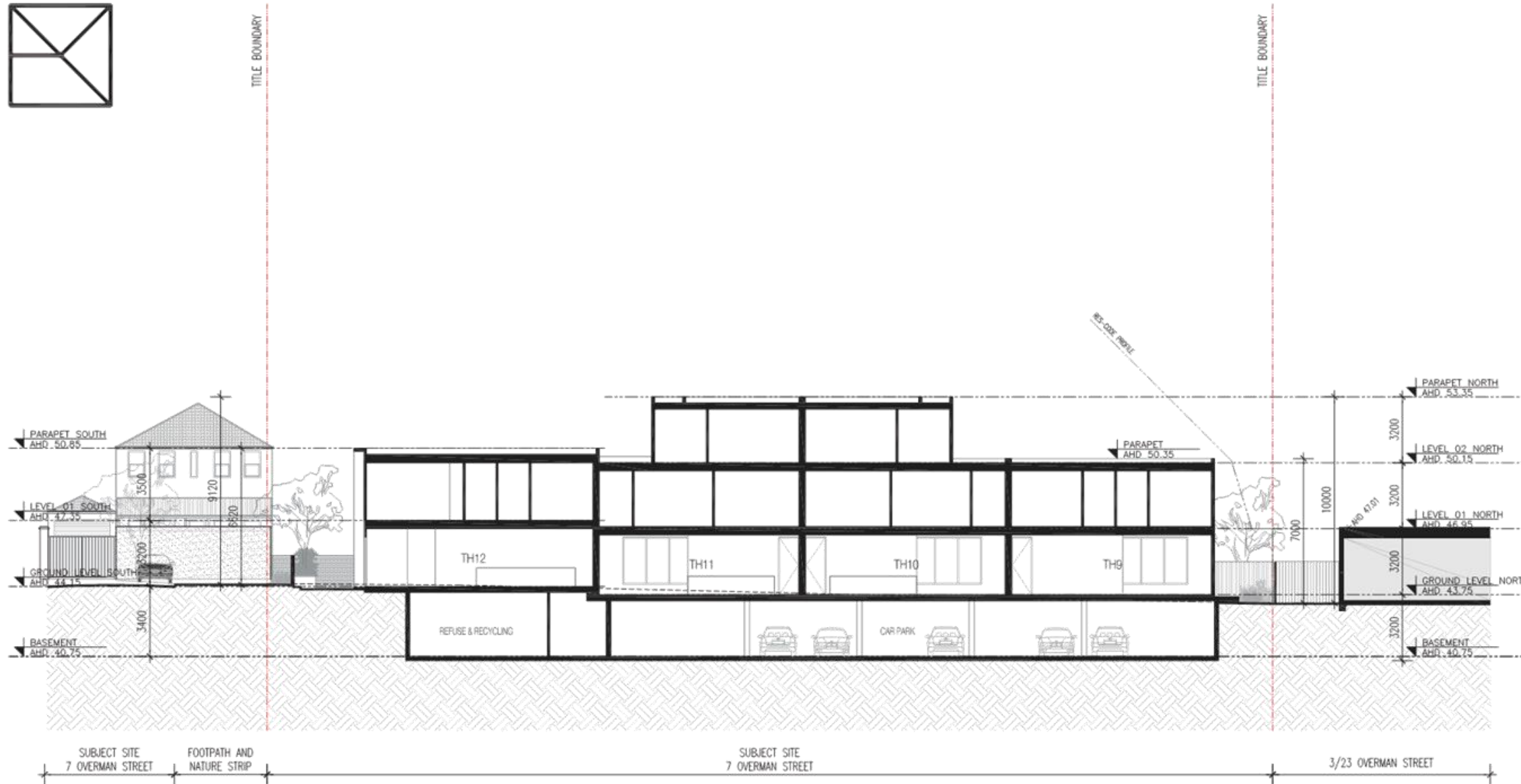
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
7 OVERMAN COURT, ESSENDON

SECTION C-C
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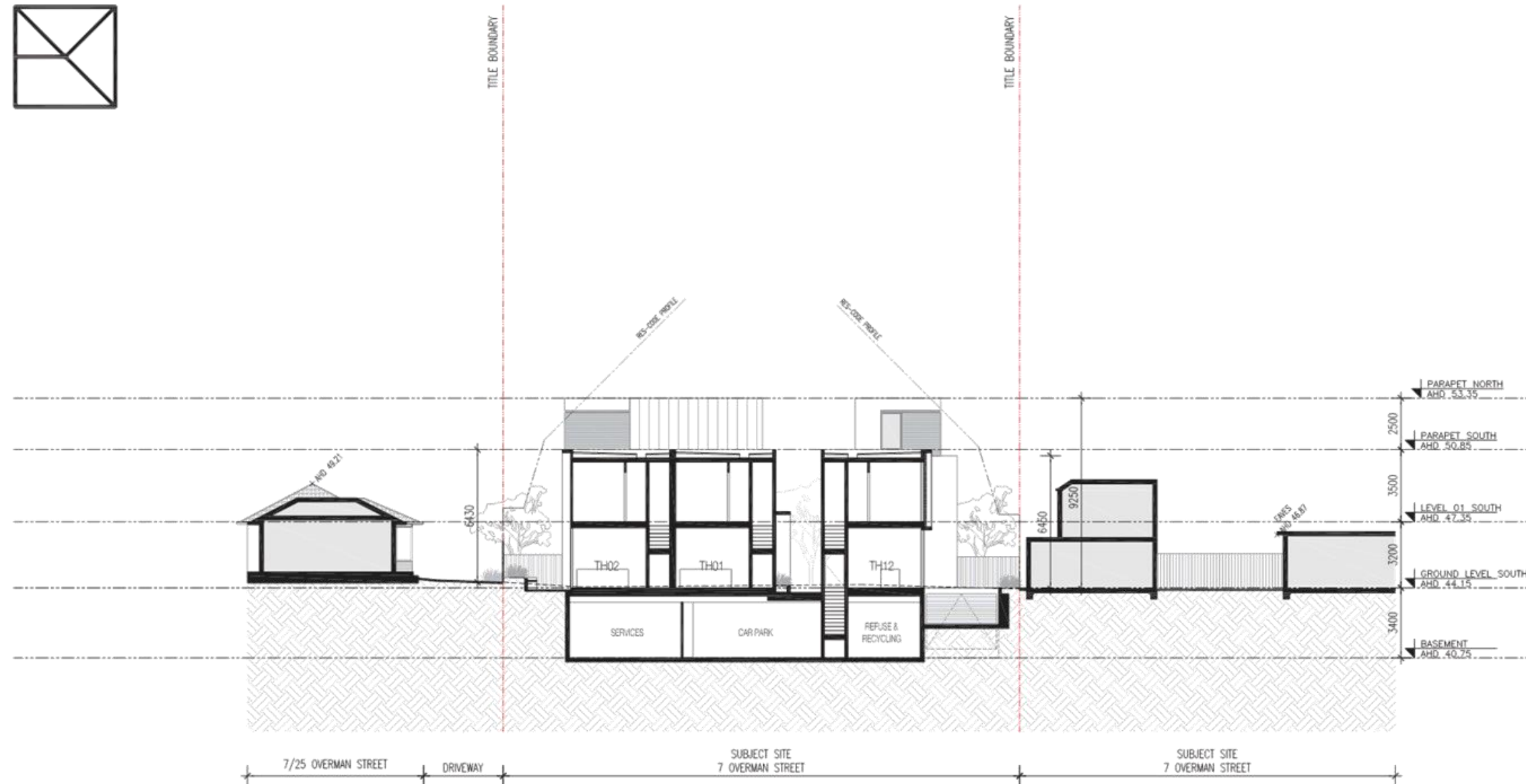
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
7 OVERMAN COURT, ESSENDON

SECTION D-D
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1:100 @ A1 / 1:200 @ A3
0 25 50 75

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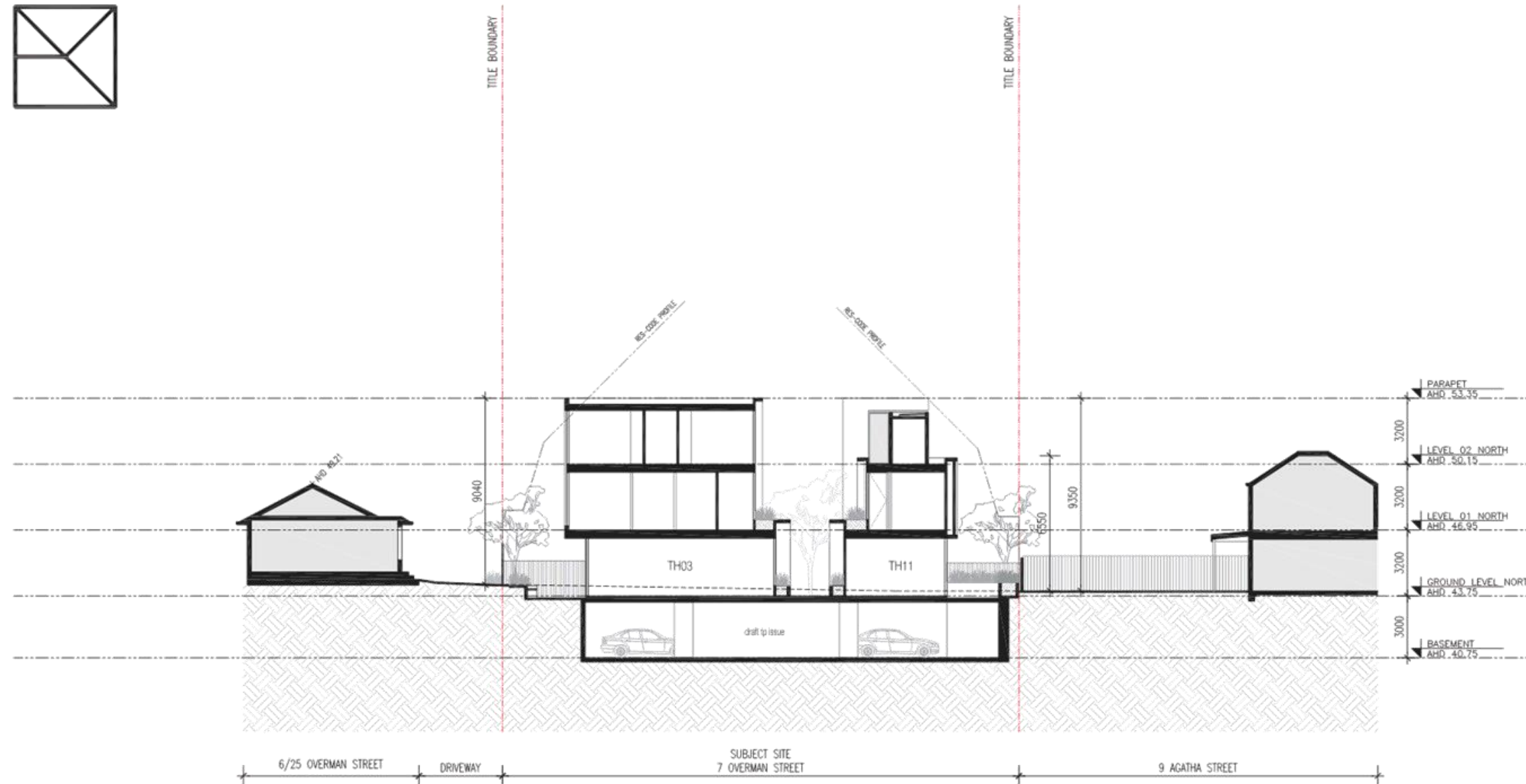
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
7 OVERMAN COURT, ESSENDON

SECTION E-E
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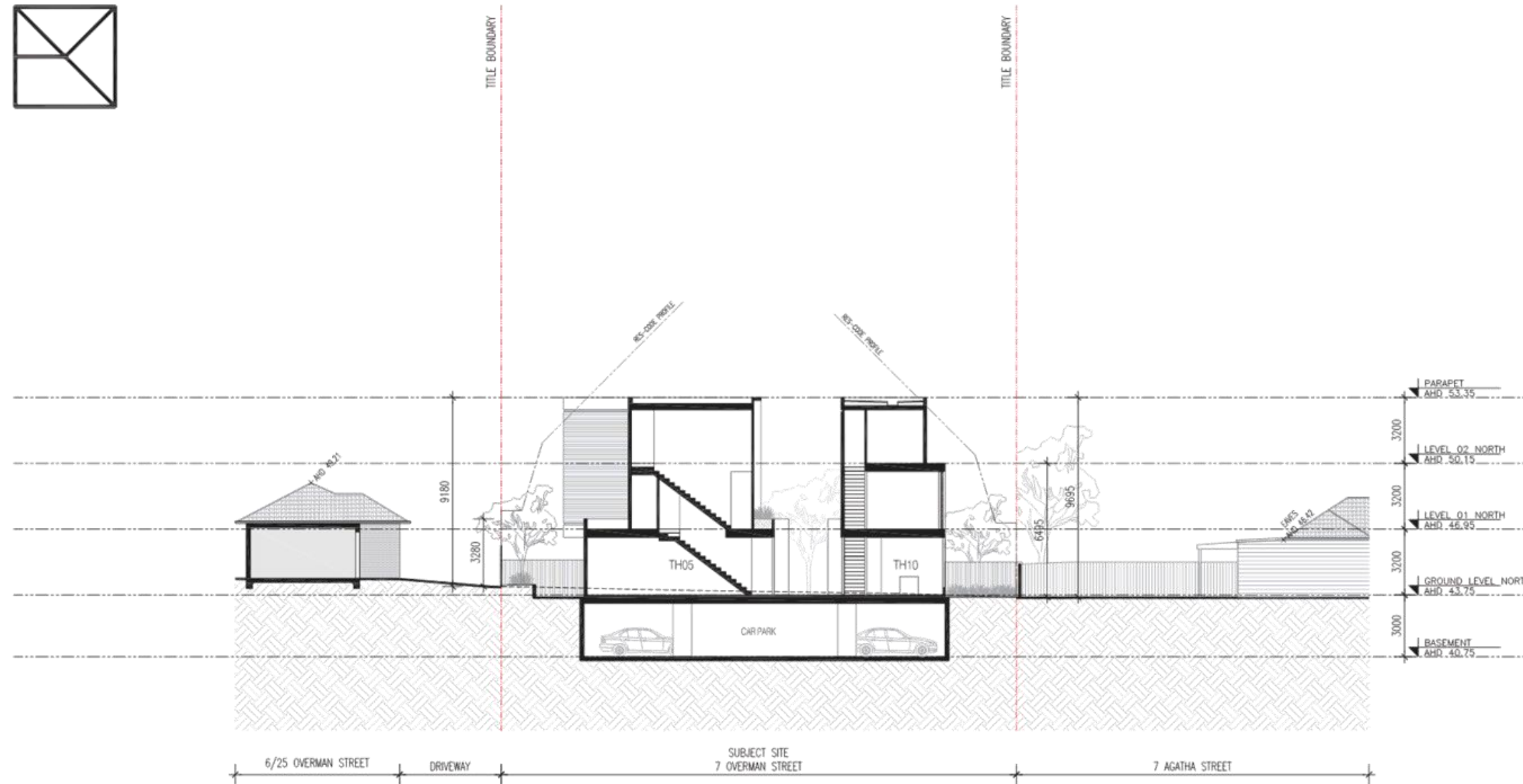
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SECTION F-F
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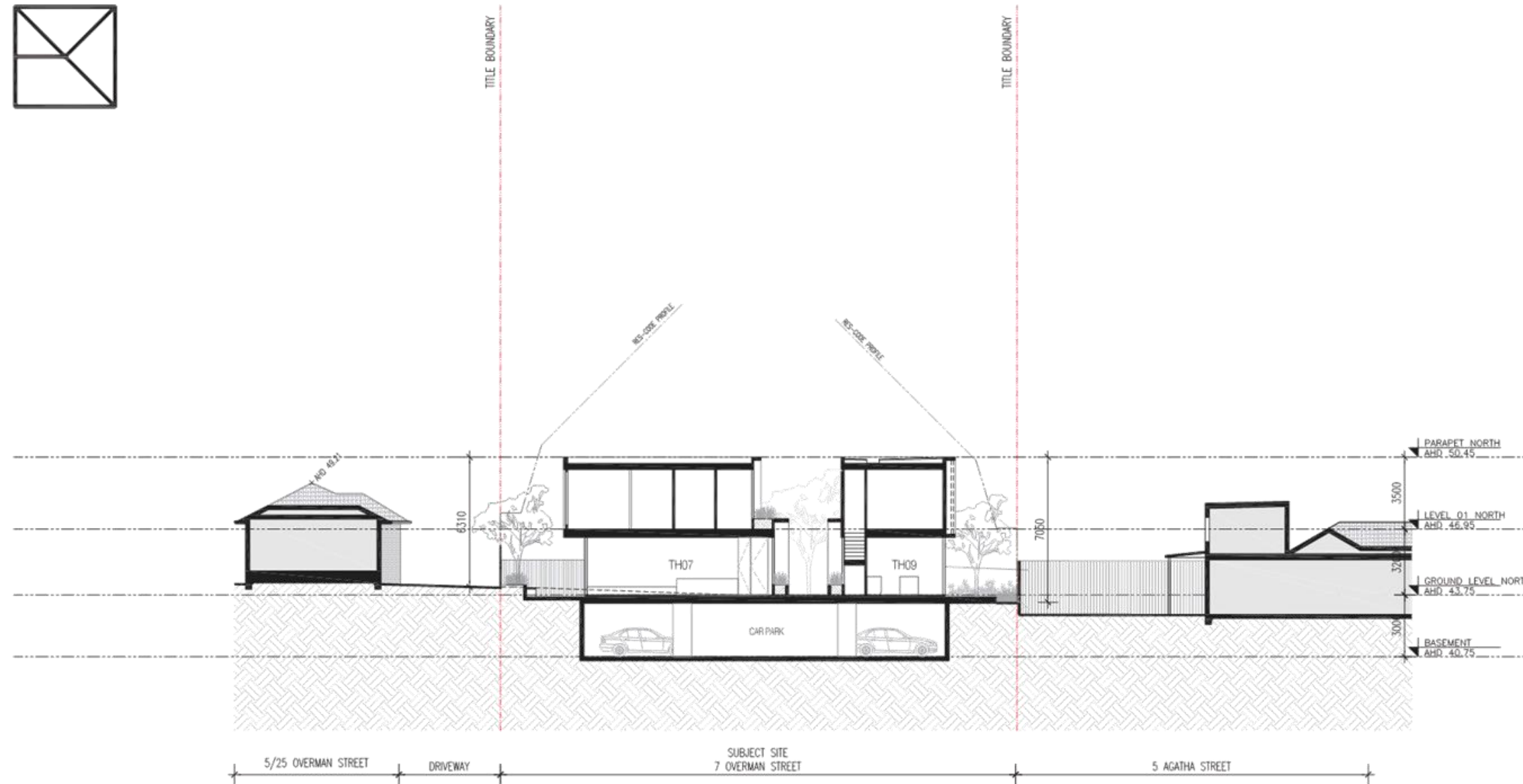
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7 OVERMAN COURT, ESSENDON

SECTION G-G
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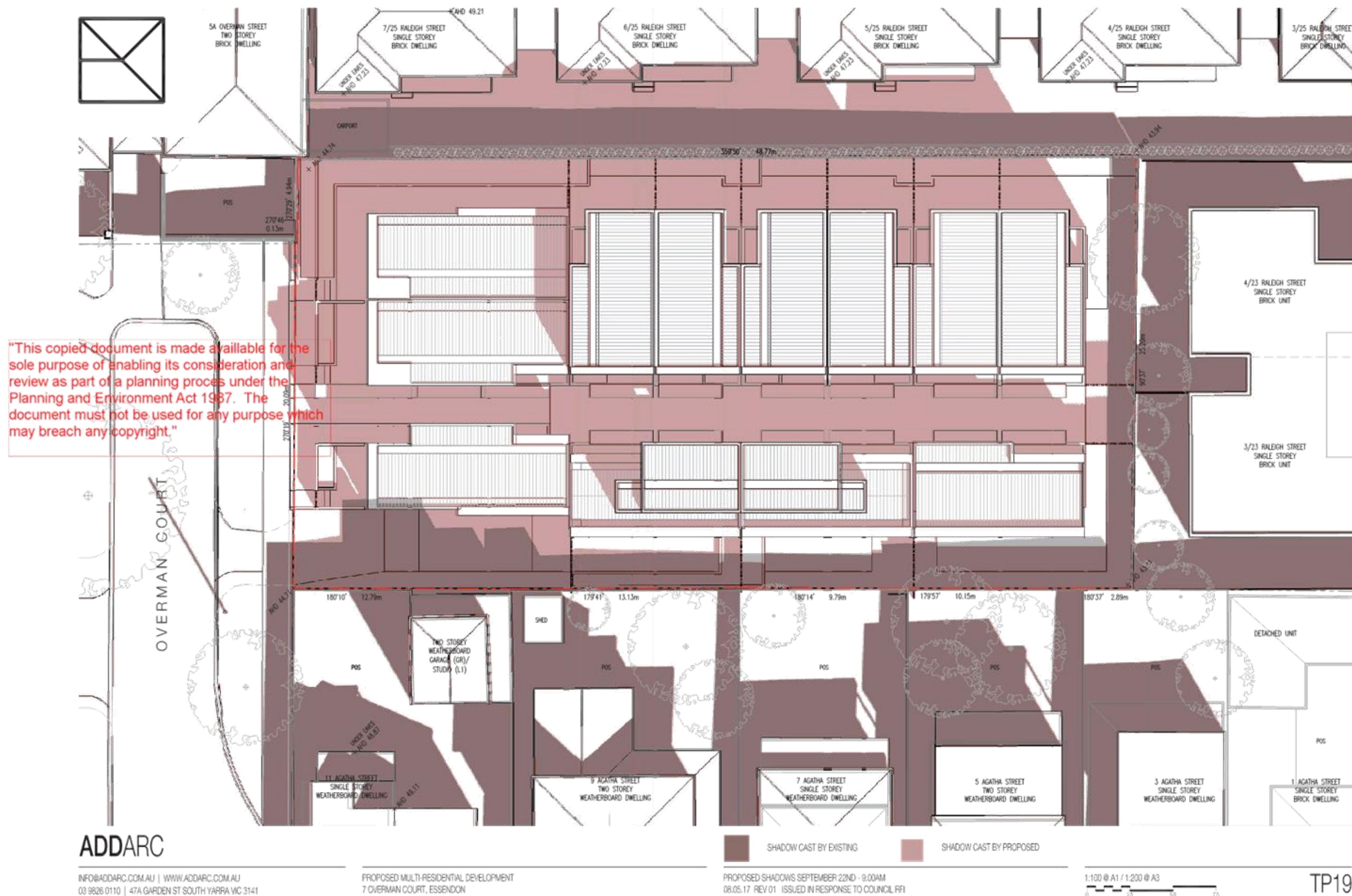
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7 OVERMAN COURT, ESSENDON

SECTION H-H
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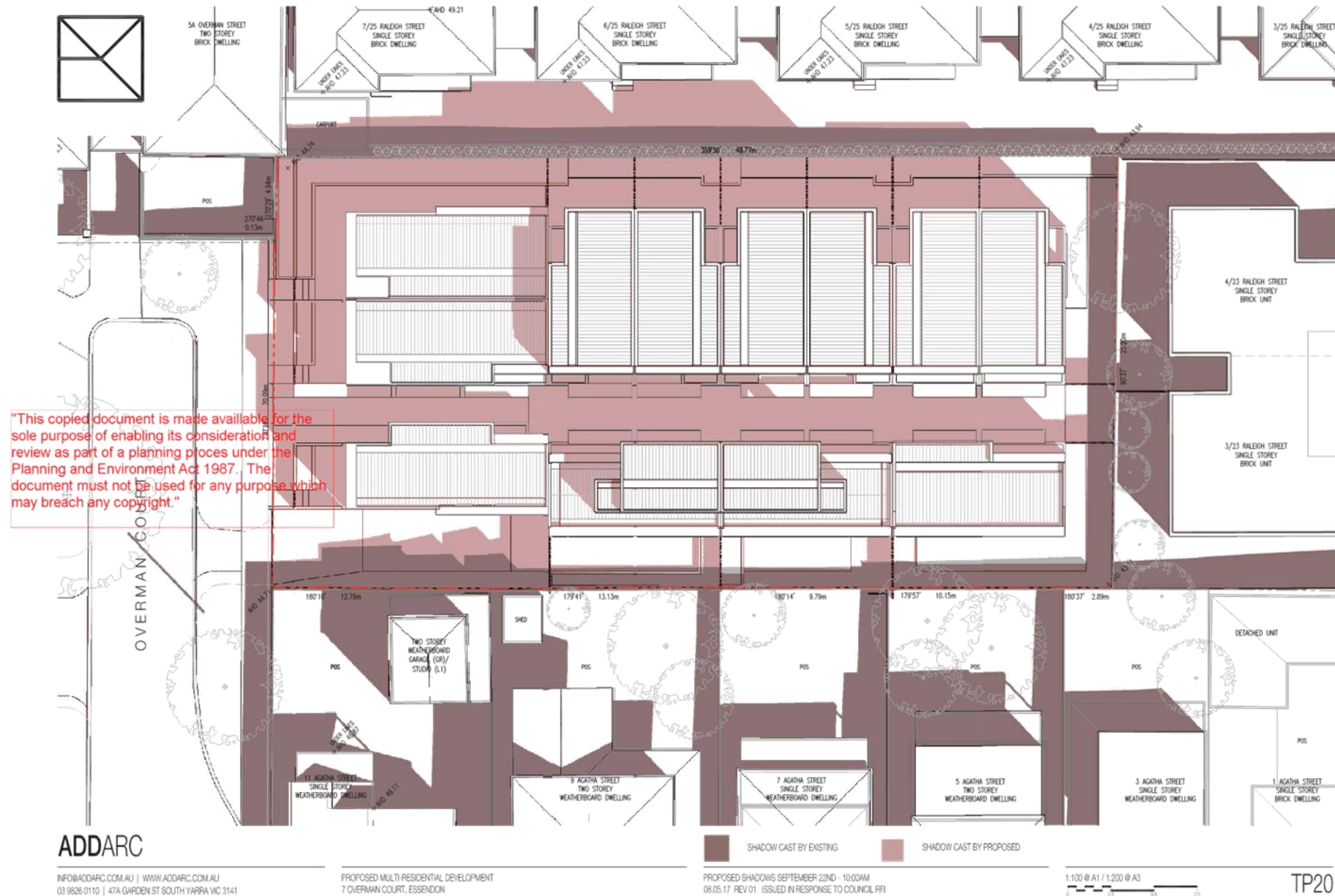
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TP18

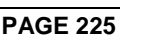
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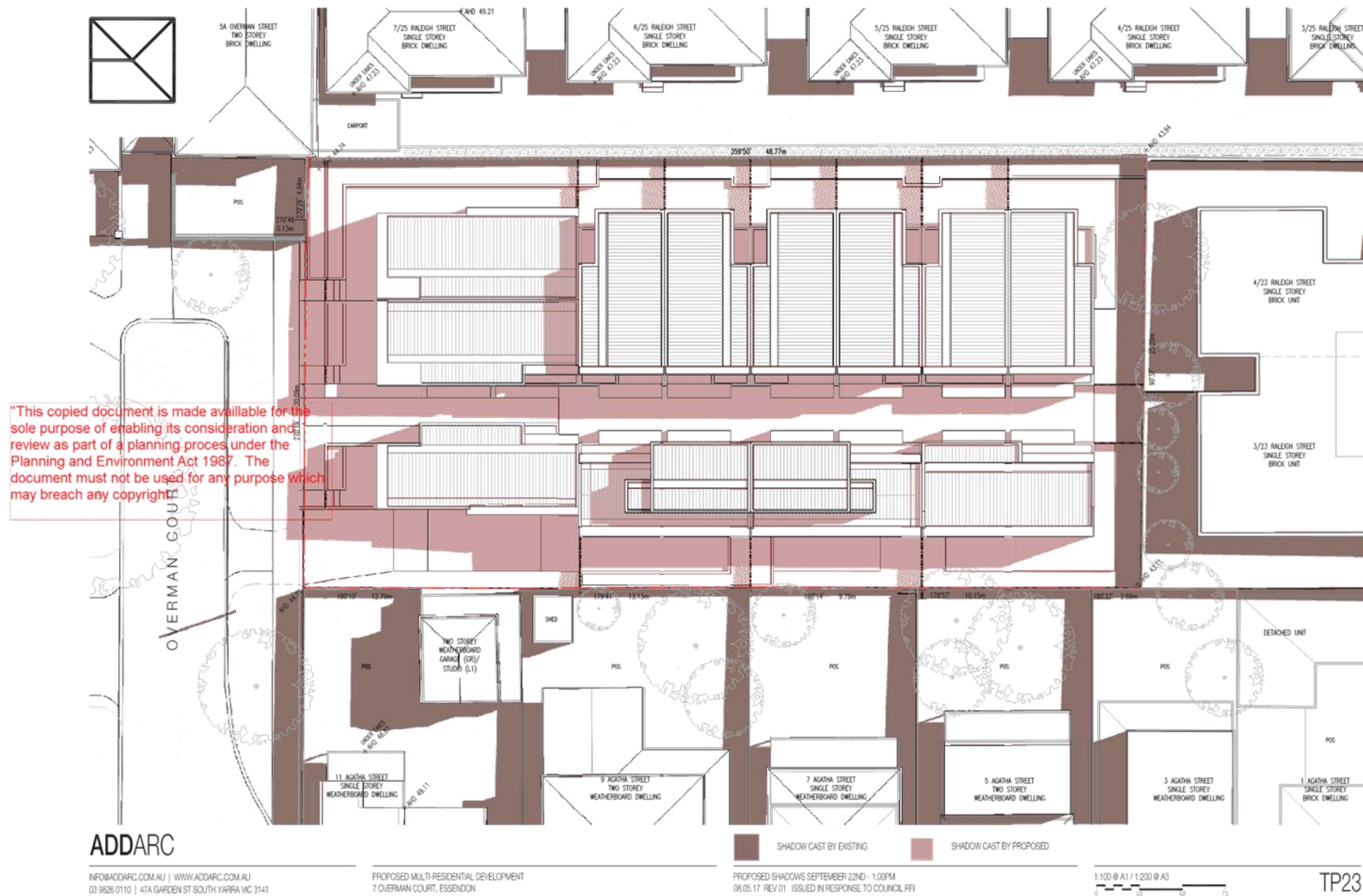
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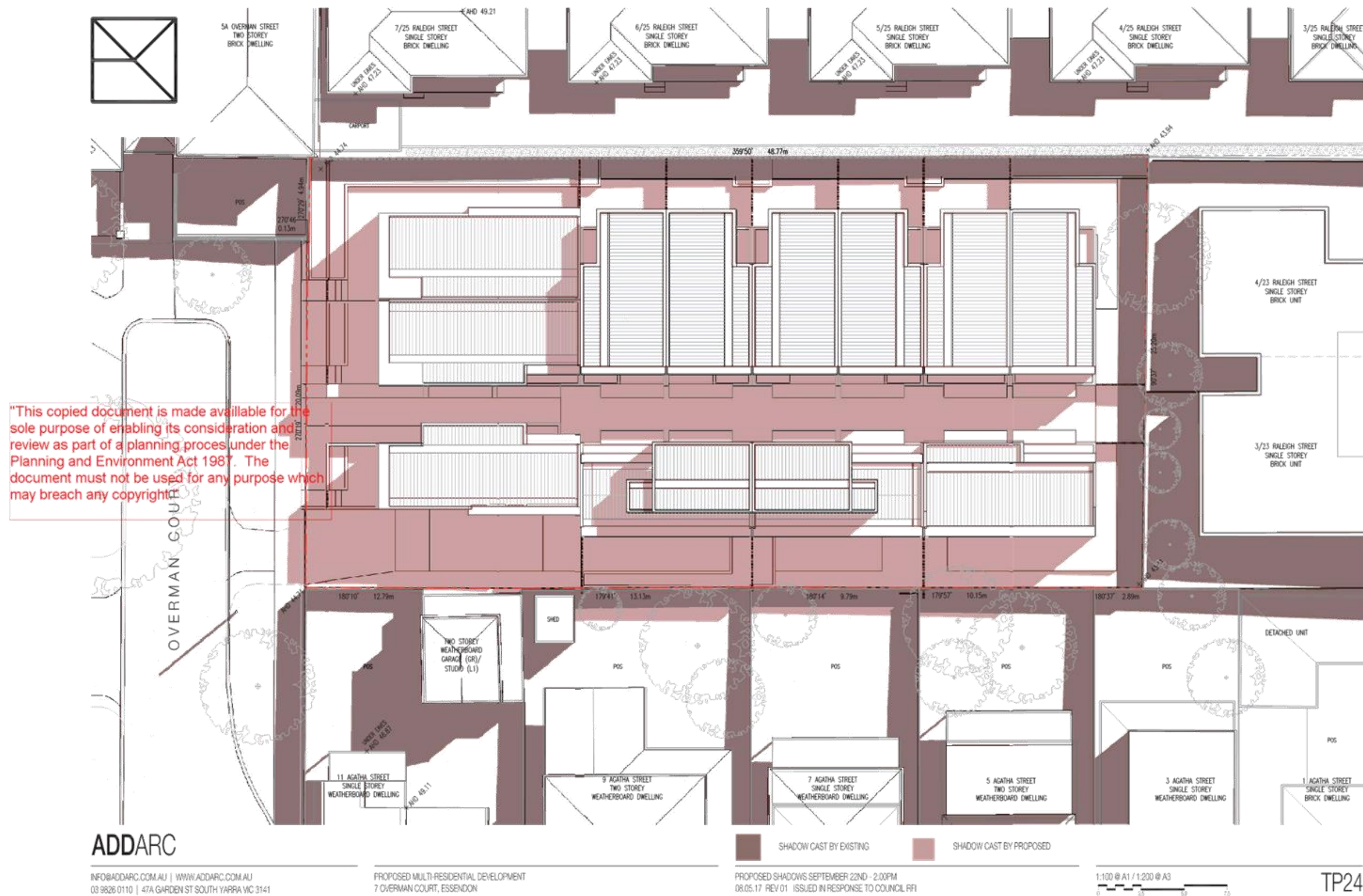


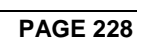


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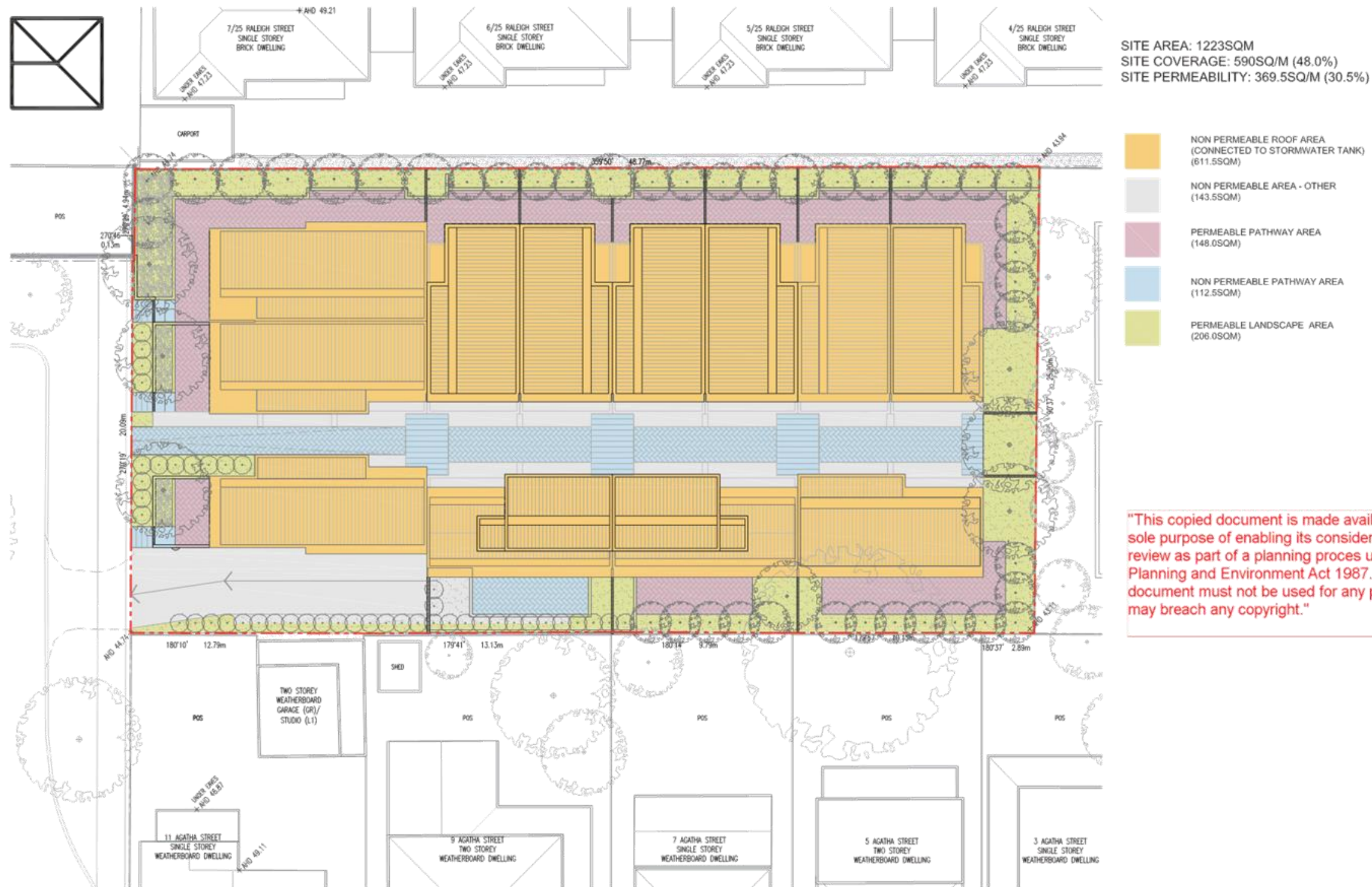


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PERMEABILITY DIAGRAM
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PERSPECTIVE RENDER
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PERSPECTIVE RENDER
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Job No.

File No.

Date

Project

Re

14313

4.03

7 April 2017 | Rev A

7 Overman Court, Essendon

Development Summary

| TOWNHOUSE | TYPE | BEDROOMS | CARSPACES | INTERAL | COURTYARD | |
|-----------|------|------------|-------------|------------|-----------|--------|
| TH01 | A | 2 Bedrooms | 1 Carspace | 97.5 m² | 20 m² | |
| TH02 | B | 2 Bedrooms | 1 Carspace | 101 m² | 73.5 m² | |
| TH03 | C | 3 Bedrooms | 2 Carspaces | 120 m² | 20 m² | |
| TH04 | C | 3 Bedrooms | 2 Carspaces | 120 m² | 20 m² | |
| TH05 | C | 3 Bedrooms | 2 Carspaces | 120 m² | 20 m² | |
| TH06 | C | 3 Bedrooms | 2 Carspaces | 120 m² | 20 m² | |
| TH07 | D | 2 Bedrooms | 1 Carspace | 83.5 m² | 20 m² | |
| TH08 | D | 2 Bedrooms | 1 Carspace | 83.5 m² | 20 m² | |
| TH09 | E | 2 Bedrooms | 1 Carspace | 89.5 m² | 58.5 m² | |
| TH10 | F | 3 Bedrooms | 2 Carspaces | 111 m² | 35 m² | |
| TH11 | F | 3 Bedrooms | 2 Carspaces | 111 m² | 35 m² | |
| TH12 | G | 2 Bedrooms | 1 Carspace | 94 m² | 13.5 m² | |
| TOTAL | | | | 1,251.0 m² | 355.5 m² | 0.0 m² |

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