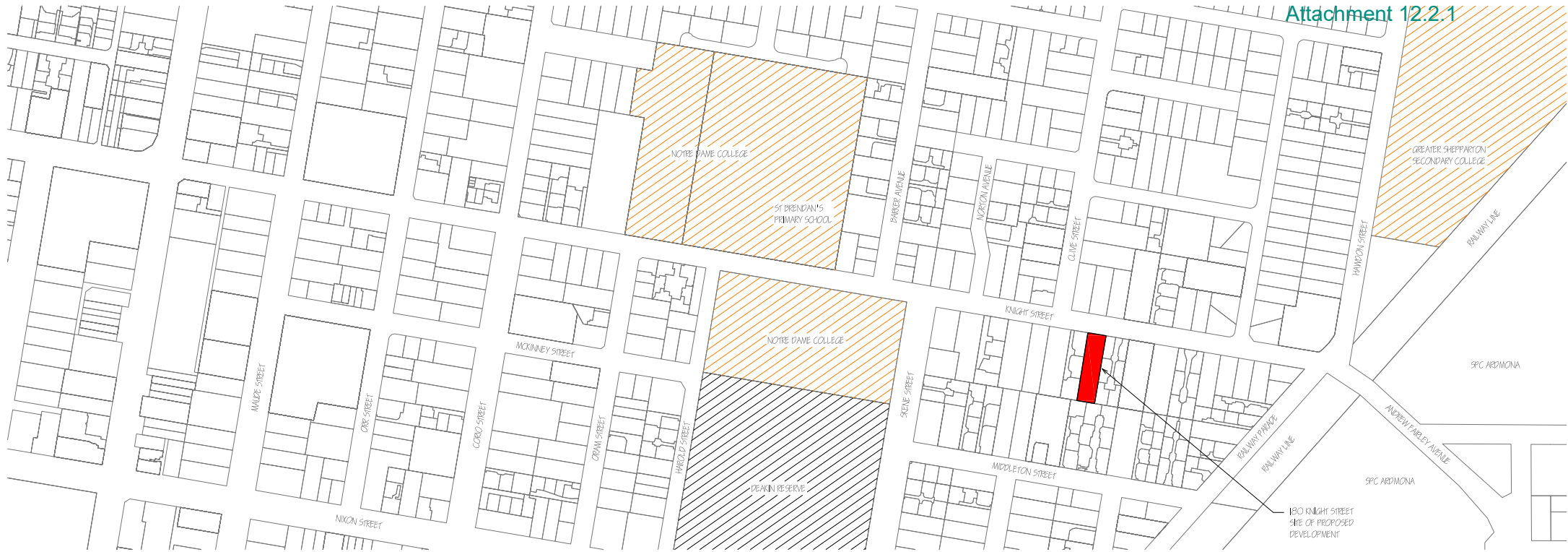


PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
AT 180 KNIGHT STREET
SHEPPARTON VIC.





SITE ANALYSIS PLAN



AERIAL VIEW





170 KNIGHT STREET



172 KNIGHT STREET



174 KNIGHT STREET



176 KNIGHT STREET



178 KNIGHT STREET



180 KNIGHT STREET
SITE OF PROPOSED DEVELOPMENT



182 KNIGHT STREET



184 KNIGHT STREET



186 KNIGHT STREET



188 KNIGHT STREET

SITE PHOTOS - SOUTH SIDE OF KNIGHT STREET



169 KNIGHT STREET



175 KNIGHT STREET



175 KNIGHT STREET



177 KNIGHT STREET



179 KNIGHT STREET



181 KNIGHT STREET



185 KNIGHT STREET

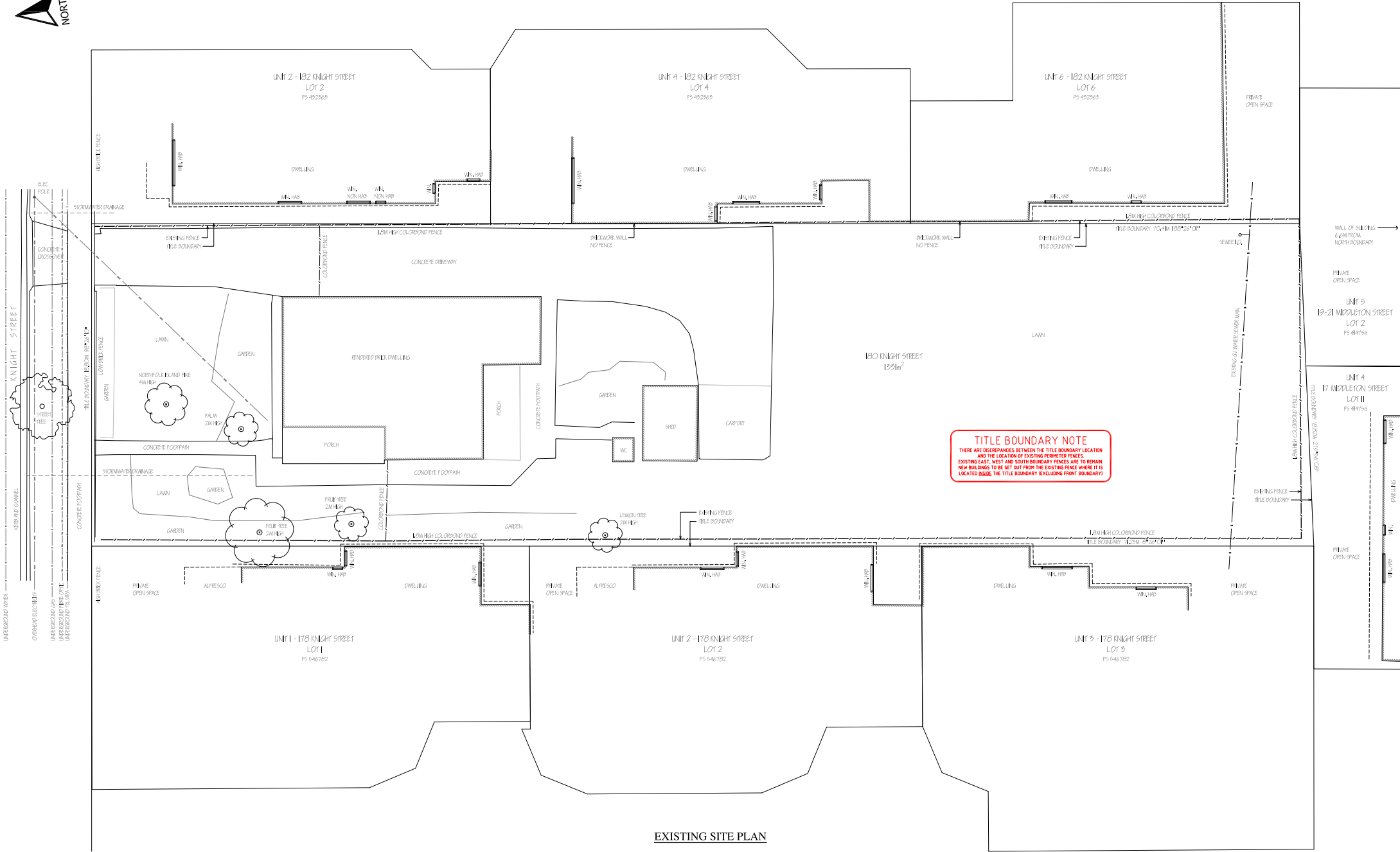


185 KNIGHT STREET



187 KNIGHT STREET

SITE PHOTOS - NORTH SIDE OF KNIGHT STREET



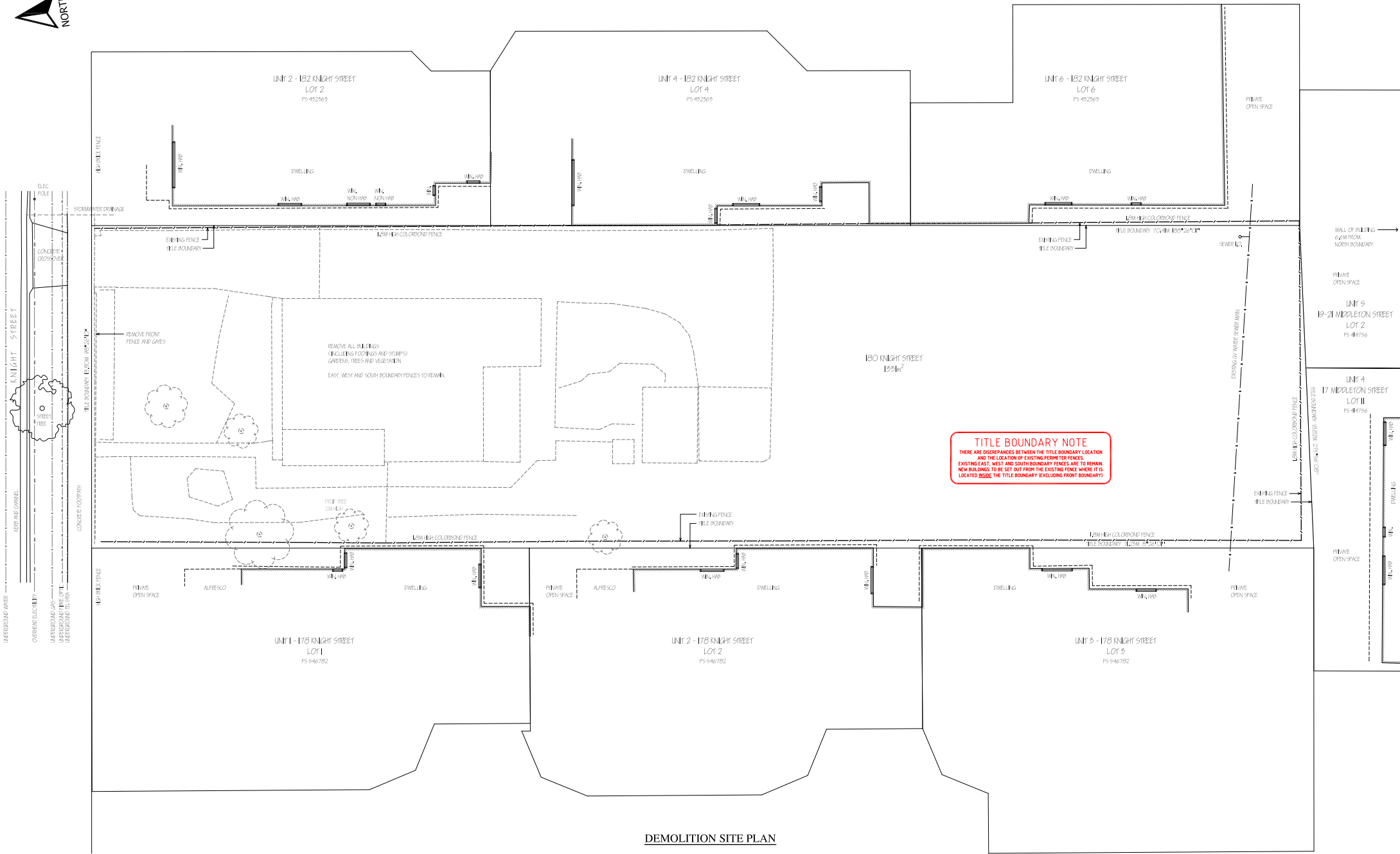
EXISTING SITE PLAN

FDN BUILDING DESIGN
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 PH 03 88233660
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 www.fdnbuildingdesign.com.au
 CRAB 22005

| | | | | | |
|--|--|--|---------------------------|--------------------|----------------------|
| DRAWING ISSUE: FOR PLANNING PERMIT APPLICATION | CLIENT: BALDI | PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT | SCALE: 1:100 @A1 | DATE: JAN 2021 | SHEET No: 4 OF 22 |
| <small>NOTES: THESE DRAWINGS HAVE BEEN PREPARED BY NON-BUILDING DESIGN PROFESSIONALS AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE BUILDING. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE BUILDING. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE BUILDING.</small> | PROJECT ADDRESS: 180 KNIGHT STREET SHEPPARTON VIC 3630 | DRAWING TITLE: EXISTING SITE PLAN | DRAWING No: 200328-A04 | REVISIONS: PP02 | |

FOR PLANNING APPLICATION
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DEMOLITION SITE PLAN

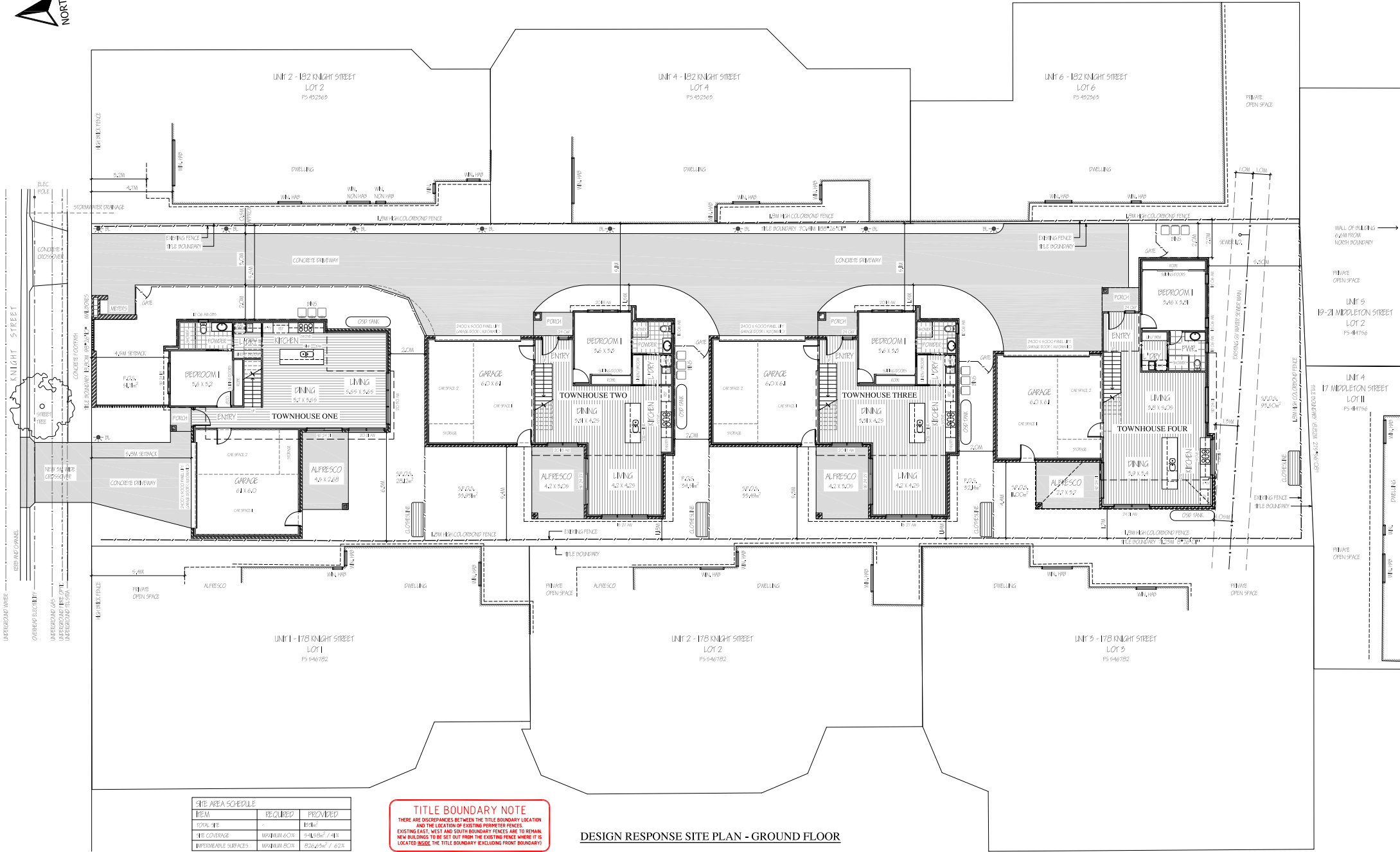
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| DRAWING ISSUE: FOR PLANNING PERMIT APPLICATION | CLIENT: BALDI | PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT | SCALE: 1:100 @A1 | DATE: JAN 2021 | SHEET No: 5 OF 22 |
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FOR PLANNING APPLICATION
NOT TO BE USED FOR BUILDING PERMIT APPLICATION
NOT TO BE USED FOR CONSTRUCTION



| SITE AREA SCHEDULE | | |
|---------------------|-------------|--------------|
| ITEM | REQUIRED | PROVIDED |
| TOTAL SITE | - | 1561 |
| TITLE COVERAGE | MINIMUM 60% | 94.55% @ 40% |
| INFERRIBLE SURFACES | MINIMUM 60% | 82.24% @ 40% |

TITLE BOUNDARY NOTE
 THERE ARE DISCREPANCIES BETWEEN THE TITLE BOUNDARY LOCATION AND THE LOCATION OF EXISTING PERMITTED FENCES. EXISTING EAST, WEST AND SOUTH BOUNDARY FENCES ARE TO REMAIN. NEW BUILDINGS TO BE SET OUT FROM THE EXISTING FENCE WHERE IT IS LOCATED INSIDE THE TITLE BOUNDARY (EXCLUDING FRONT BOUNDARY).

DESIGN RESPONSE SITE PLAN - GROUND FLOOR

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 PH 03 58253660
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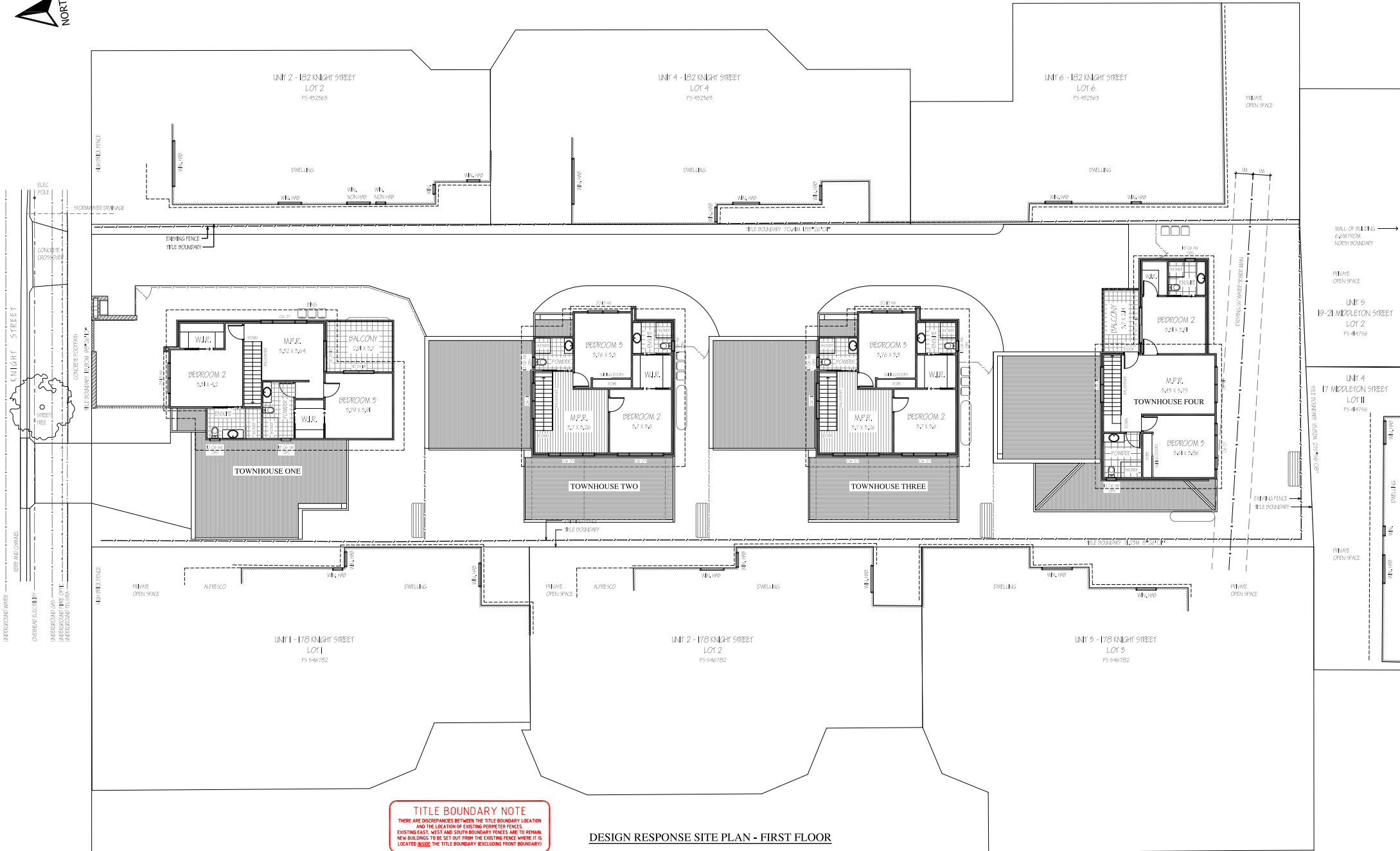
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CLIENT:
 BALDI
 PROJECT ADDRESS:
 182 KNIGHT STREET
 SHEPPARTON VIC 3630

PROJECT:
 PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
 DRAWING TITLE:
 DESIGN RESPONSE SITE PLAN
 GROUND FLOOR

SCALE:
 1:100 @A1
 DATE:
 JAN 2021
 SHEET No:
 6 OF 22
 DRAWING No:
 200928-A06
 REVISIONS:
 PP02

FOR PLANNING APPLICATION
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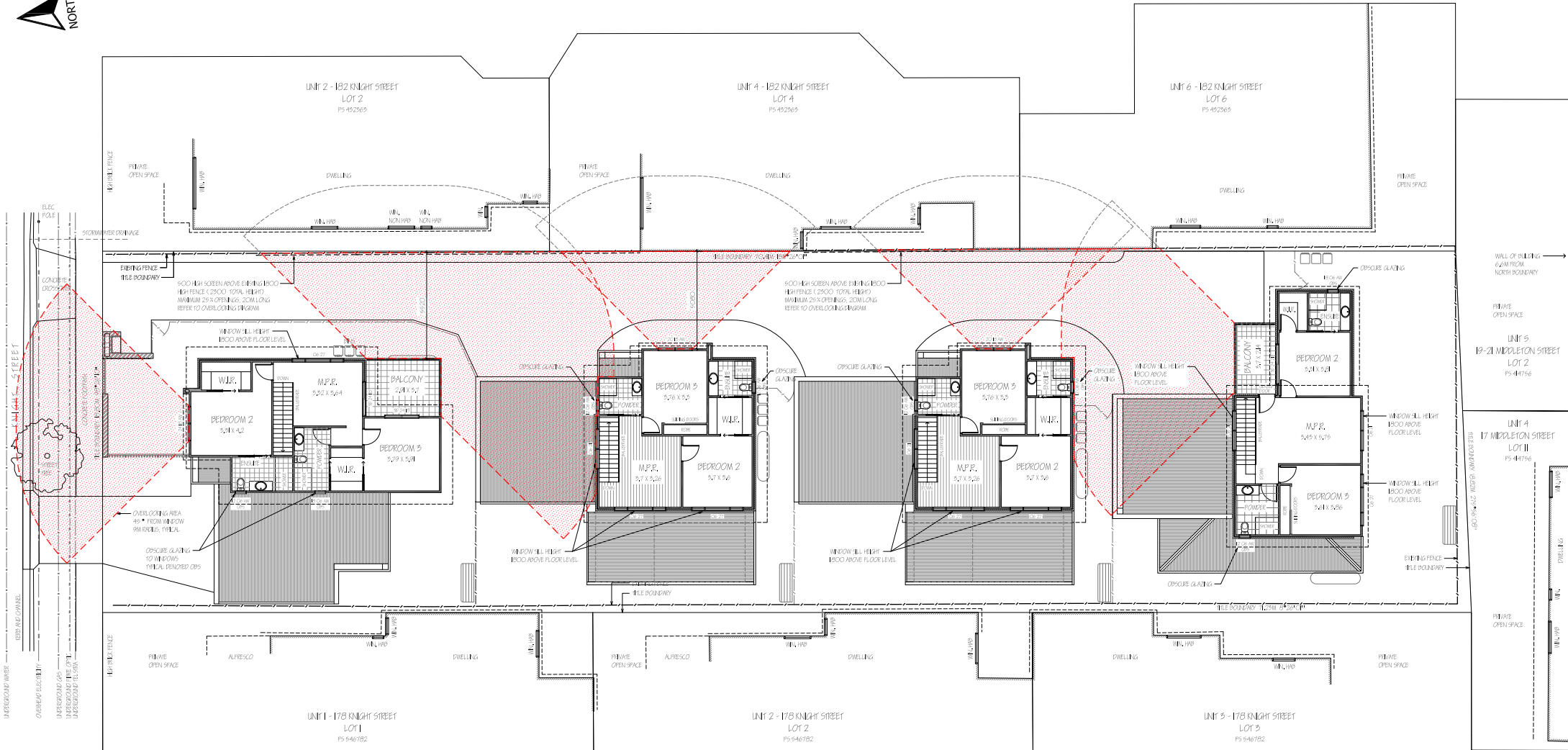
TITLE BOUNDARY NOTE
 THERE ARE DISCREPANCIES BETWEEN THE TITLE BOUNDARY LOCATION AND THE LOCATION OF EXISTING PERIMETER FENCES. EXISTING EAST, WEST AND SOUTH BOUNDARY FENCES ARE TO REMAIN. NEW BUILDINGS TO BE SET OUT FROM THE EXISTING FENCE WHERE IT IS LOCATED INSIDE THE TITLE BOUNDARY (EXCLUDING FRONT BOUNDARY).

DESIGN RESPONSE SITE PLAN - FIRST FLOOR

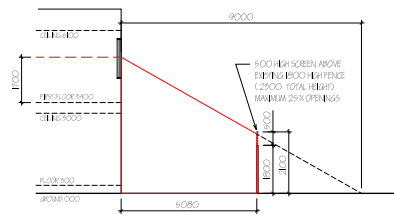
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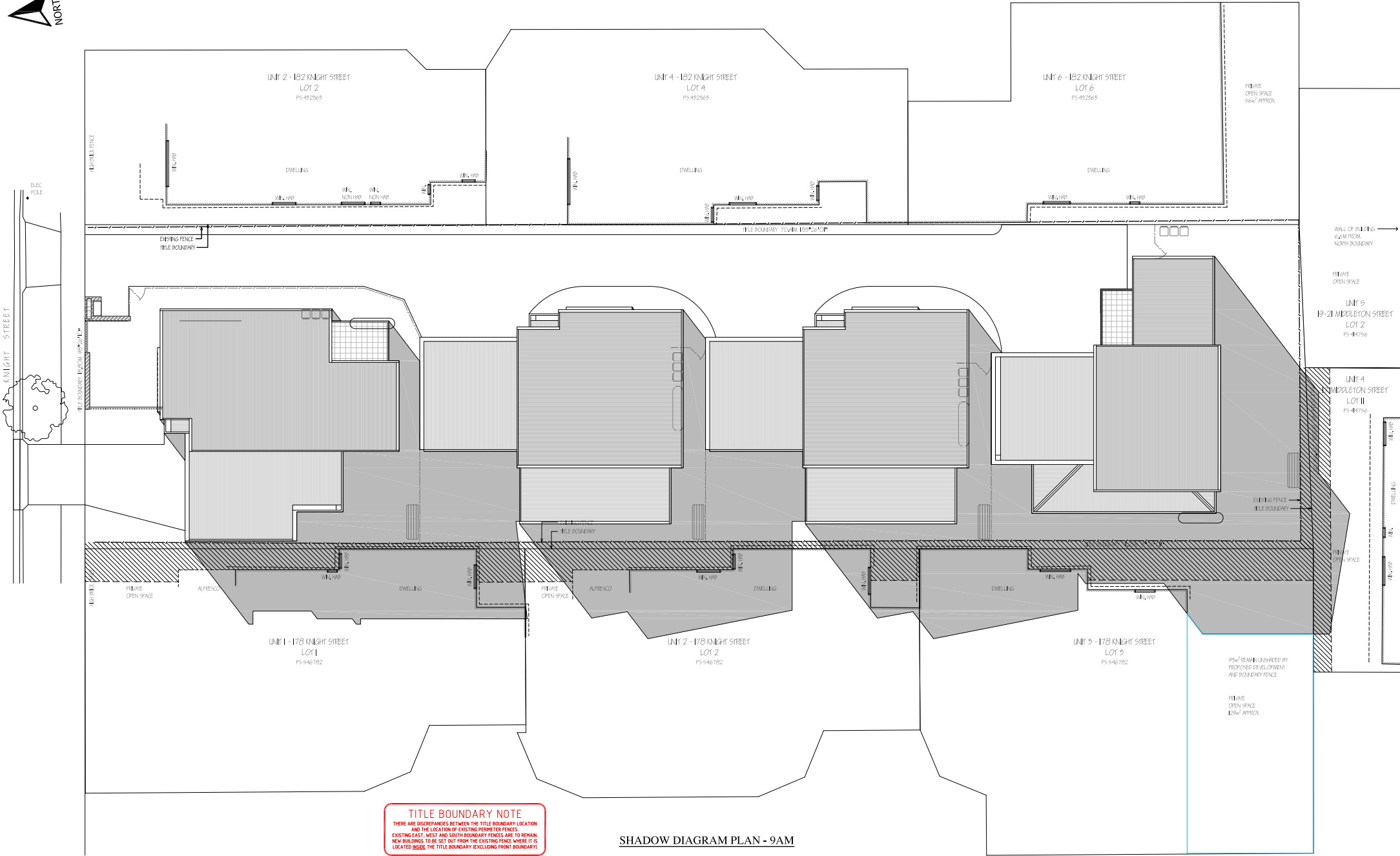
TITLE BOUNDARY NOTE
 THERE ARE DISCREPANCIES BETWEEN THE TITLE BOUNDARY LOCATION AND THE LOCATION OF EXISTING FENCES OR FENCES. EXISTING EAST, WEST AND SOUTH BOUNDARY FENCES ARE TO REMAIN. NEW BUILDINGS TO BE SET OUT FROM THE EXISTING FENCE WHERE IT IS LOCATED INSIDE THE TITLE BOUNDARY EXCLUDING FRONT BOUNDARY.



OVERLOOKING DIAGRAM 1.

| | | | | | | | |
|--|--|--|-----------------------------------|--|---------------------|-------------------|----------------------|
| | SHOP 3 / 69 MLENNIAN STREET P.O. BOX 74 MUDROODINA VICTORIA 3629 PH 03 58253660 EMAIL: info@fdnbuildingdesign.com.au WWW.FDNBUILDINGDESIGN.COM.AU | DRAWING ISSUE: FOR PLANNING PERMIT APPLICATION | CLIENT: BALDI | PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT | SCALE: 1:100 @A1 | DATE: JAN 2021 | SHEET No: 8 OF 22 |
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TITLE BOUNDARY NOTE
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SHADOW DIAGRAM PLAN - 9AM

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 PH 03 58253660
 EMAIL: info@fdnbuildings.com.au

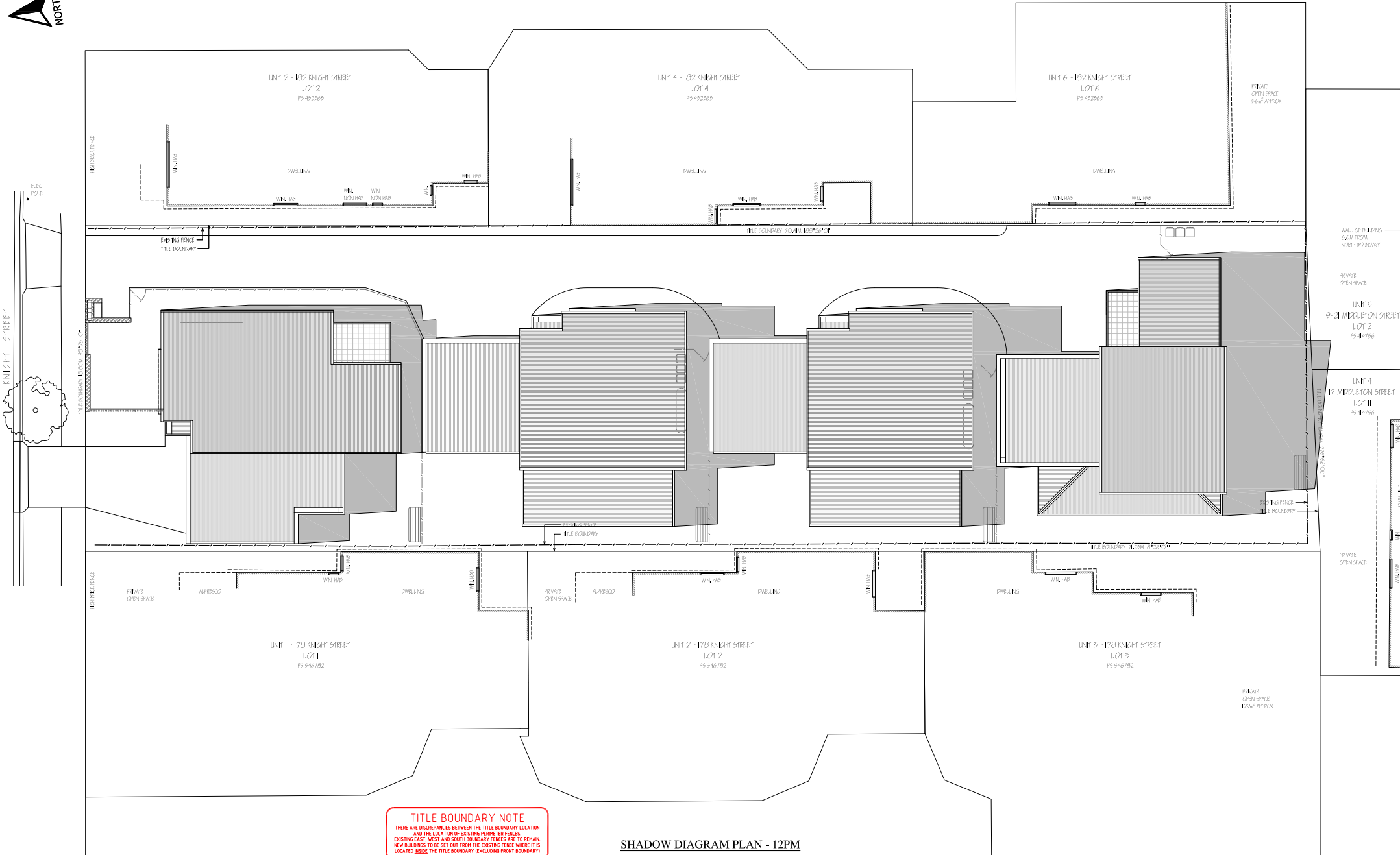
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CLIENT:
 BALDI
 PROJECT ADDRESS:
 178 KNIGHT STREET
 SHEPPARTON VIC 3630

PROJECT:
 PROPOSED MULTI-RESIDENTIAL DEVELOPMENT
 DRAWING TITLE:
 SHADOW DIAGRAM PLAN - 9AM
 22ND SEPTEMBER

SCALE:
 1:100 @A1
 DATE:
 JAN 2021
 SHEET No:
 9 OF 22
 DRAWING No:
 200528-A09
 REVISIONS:
 PP02

FOR PLANNING APPLICATION
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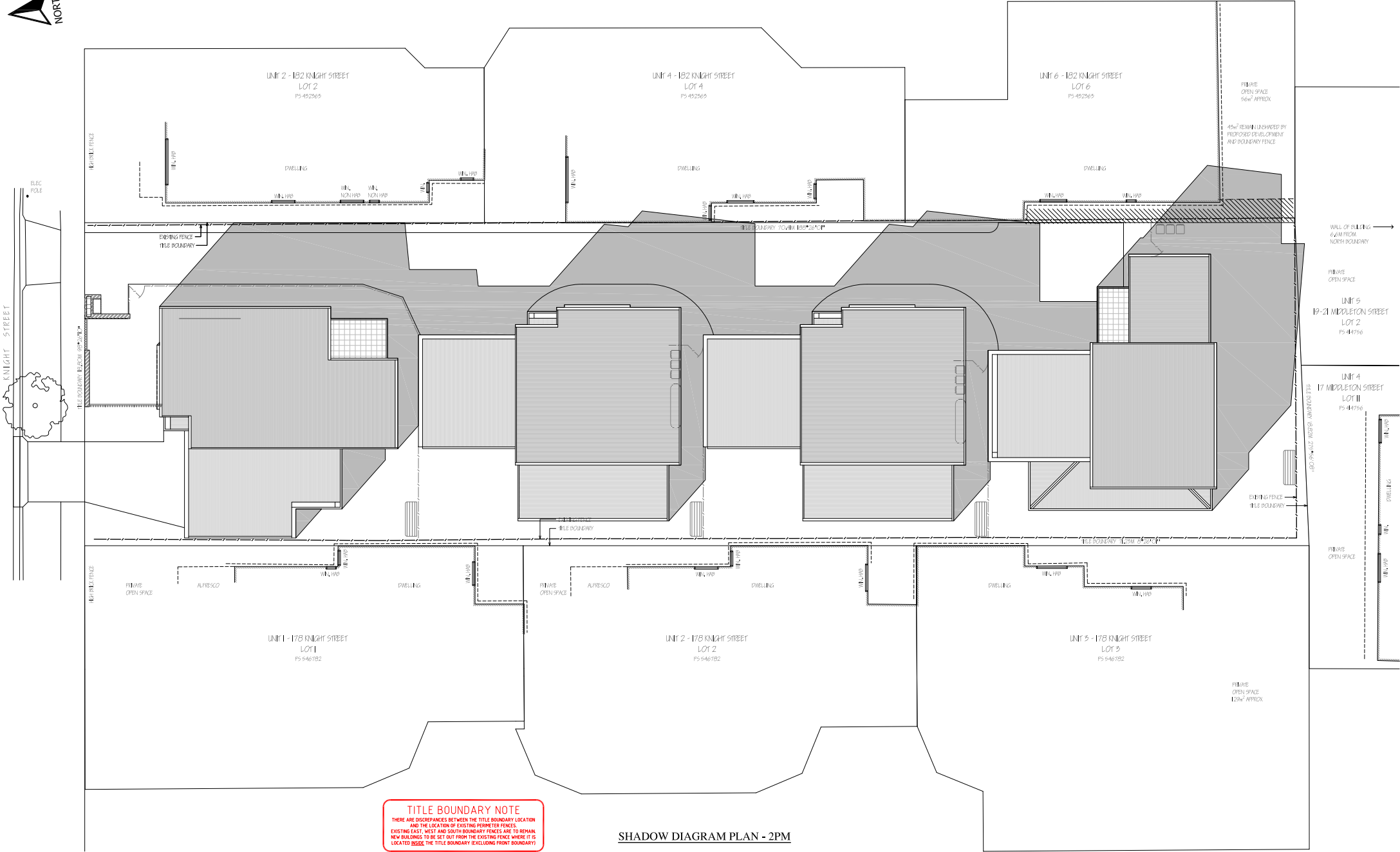
TITLE BOUNDARY NOTE
 THERE ARE DISCREPANCIES BETWEEN THE TITLE BOUNDARY LOCATION AND THE LOCATION OF EXISTING PERIMETER FENCES. EXISTING EAST, WEST AND SOUTH BOUNDARY FENCES ARE TO REMAIN. NEW BUILDINGS TO BE SET OUT FROM THE EXISTING FENCE WHERE IT IS LOCATED INSIDE THE TITLE BOUNDARY (EXCLUDING FRONT BOUNDARY)

SHADOW DIAGRAM PLAN - 12PM

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 P.O. BOX 74
 MURDOORNA VICTORIA 3629
 PH 03 88253660
 EMAIL: info@hdbuildingdesign.com.au
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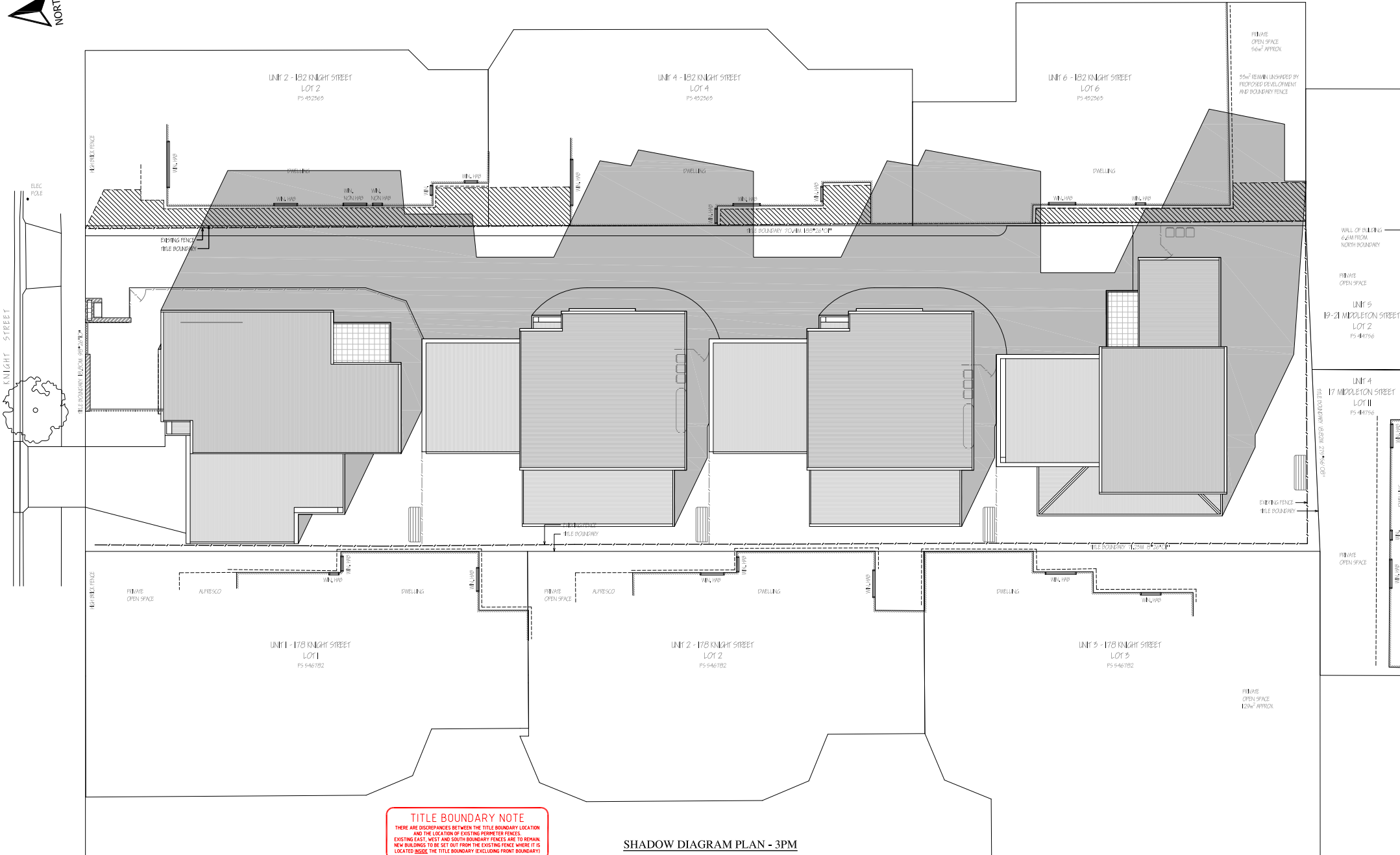
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|--|--|--|---------------------------|--------------------|-----------------------|
| DRAWING ISSUE: FOR PLANNING PERMIT APPLICATION | CLIENT: BALDI | PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT | SCALE: 1:100 @A1 | DATE: JAN 2021 | SHEET No: 10 OF 22 |
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FOR PLANNING APPLICATION
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TITLE BOUNDARY NOTE
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SHADOW DIAGRAM PLAN - 2PM



TITILE BOUNDARY NOTE
 THERE ARE DISCREPANCIES BETWEEN THE TITILE BOUNDARY LOCATION AND THE LOCATION OF EXISTING PERIMETER FENCES. EXISTING EAST, WEST AND SOUTH BOUNDARY FENCES ARE TO REMAIN. NEW BUILDINGS TO BE SET OUT FROM THE EXISTING FENCE WHERE IT IS LOCATED INSIDE THE TITILE BOUNDARY (EXCLUDING FRONT BOUNDARY)

SHADOW DIAGRAM PLAN - 3PM

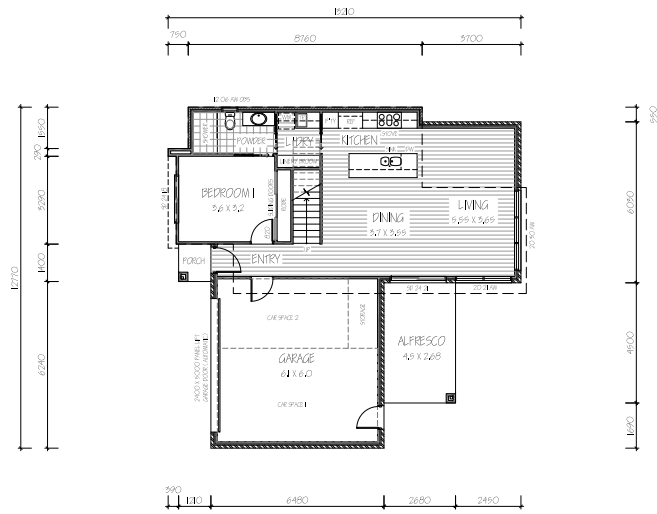
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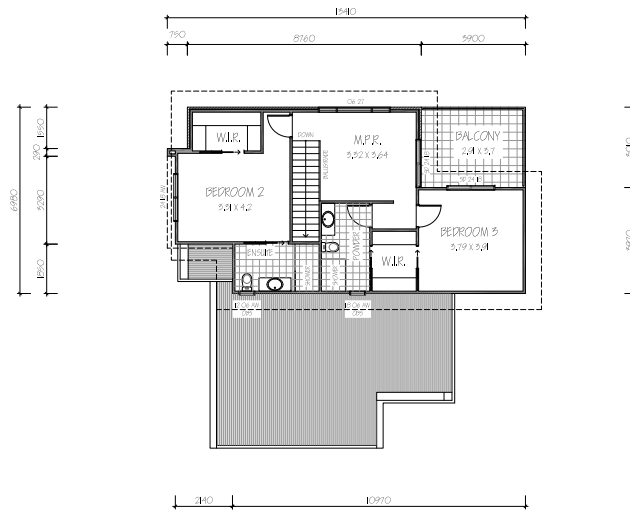
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| DRAWING ISSUE: FOR PLANNING PERMIT APPLICATION | CLIENT: BALDI | PROJECT: PROPOSED MULTI-RESIDENTIAL DEVELOPMENT | SCALE: 1:100 @A1 | DATE: JAN 2021 | SHEET No: 12 OF 22 |
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FOR PLANNING APPLICATION
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280 of 390



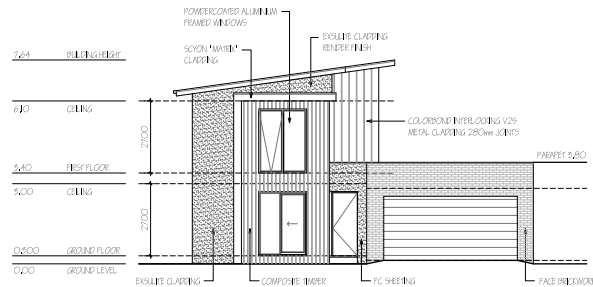
TOWNHOUSE ONE - GROUND FLOOR PLAN



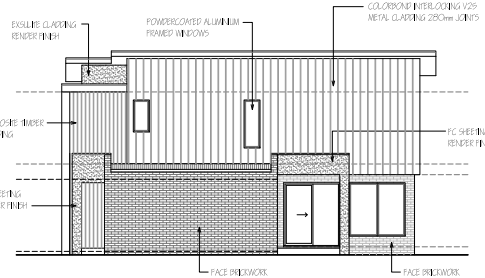
TOWNHOUSE ONE - FIRST FLOOR PLAN

| AREAS - TOWN HOUSE 1 | | |
|----------------------|----------------|------|
| AREA | m ² | SO's |
| GROUND FLOOR | 79.35 | 8.54 |
| FIRST FLOOR | 75.07 | 8.08 |
| GARAGE | 4.155 | 4.42 |
| ALFRESCO | 12.66 | 1.30 |
| PORCH | 1.69 | 0.18 |
| BALCONY | 11.74 | 1.26 |

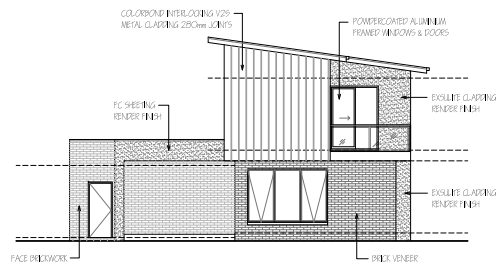
| CEILING HEIGHT | |
|----------------|------------------|
| METRIC (mm) | IMPERIAL (ft-in) |
| 2700 | 9'0" |



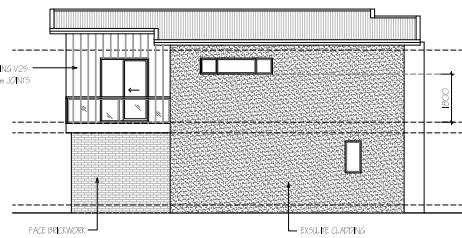
NORTH ELEVATION



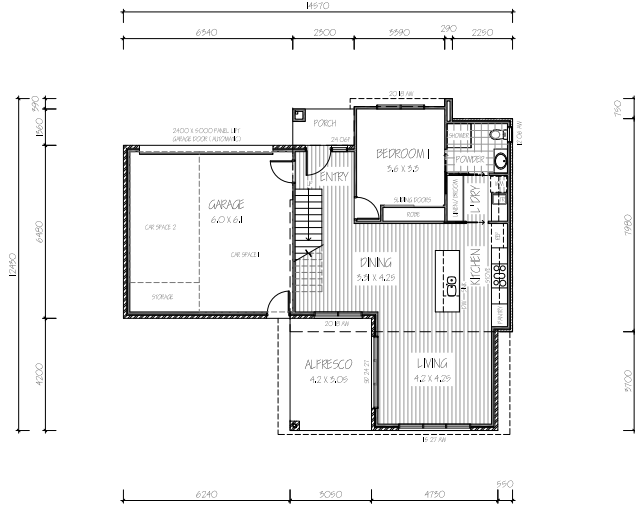
WEST ELEVATION



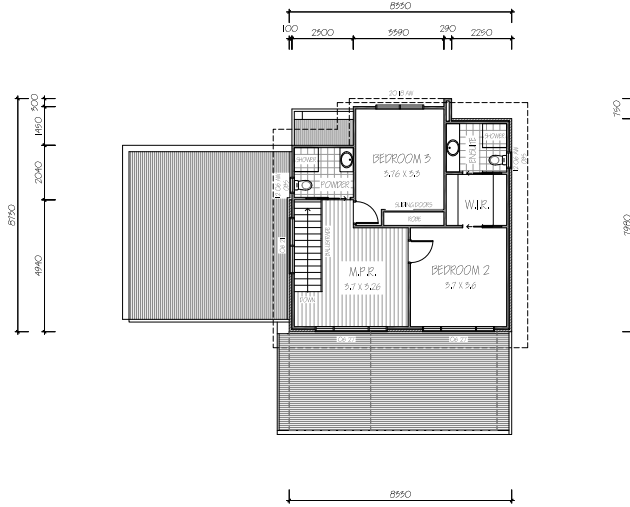
SOUTH ELEVATION



EAST ELEVATION



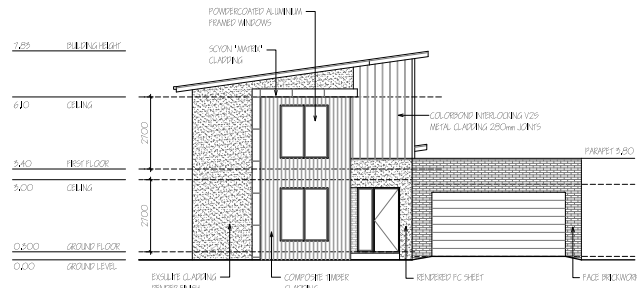
TOWNHOUSE TWO - GROUND FLOOR PLAN



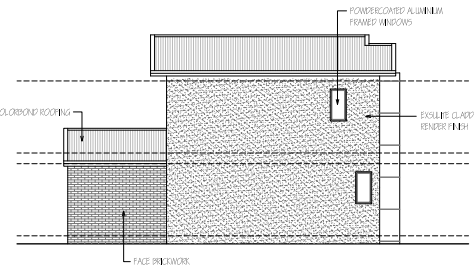
TOWNHOUSE TWO - FIRST FLOOR PLAN

| AREAS - TOWN HOUSE 3 | | |
|----------------------|----------------|------|
| AREA | m ² | SO's |
| GROUND FLOOR | 81.14 | 8.73 |
| FIRST FLOOR | 65.61 | 7.06 |
| GARAGE | 4.158 | 4.42 |
| ALFRESCO | 12.81 | 1.38 |
| PORCH | 3.13 | 0.35 |

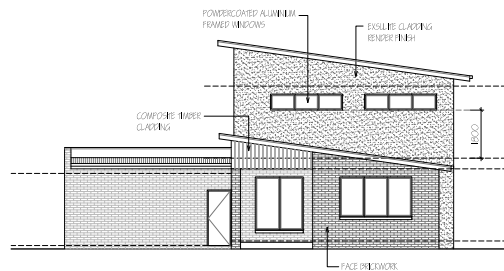
| CEILING HEIGHT | |
|----------------|------------------|
| METRIC (mm) | IMPERIAL (ft-in) |
| 2700 | 9'0" |



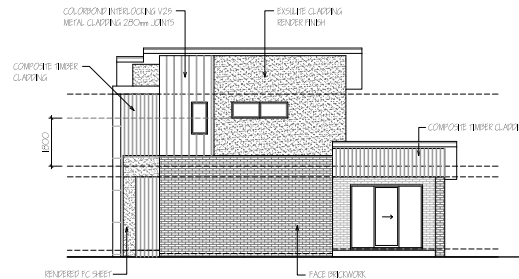
EAST ELEVATION



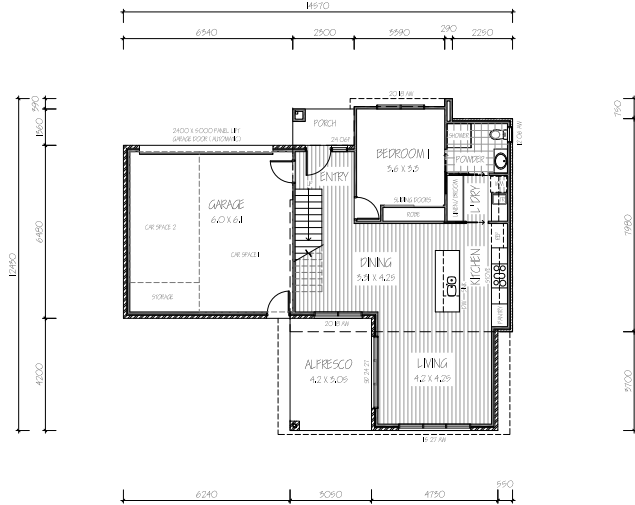
SOUTH ELEVATION



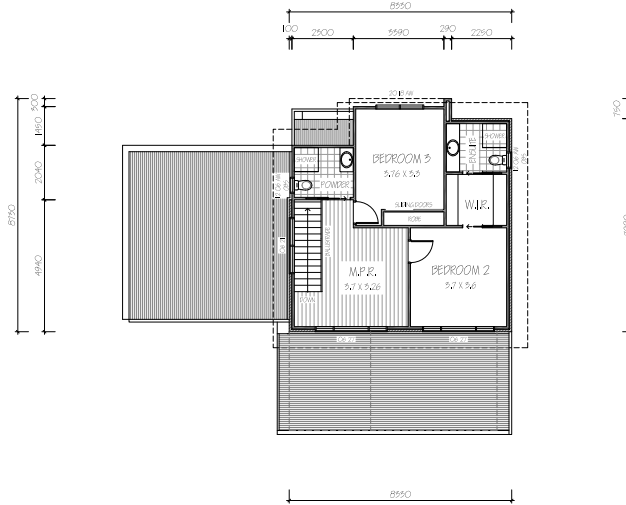
WEST ELEVATION



NORTH ELEVATION



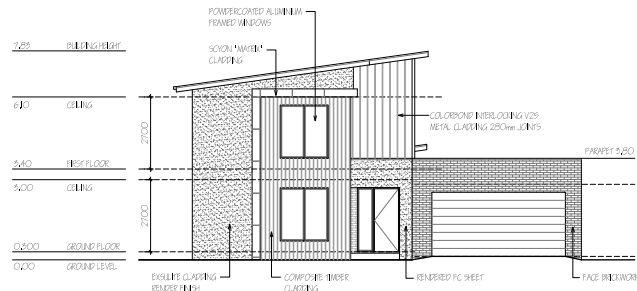
TOWNHOUSE THREE - GROUND FLOOR PLAN



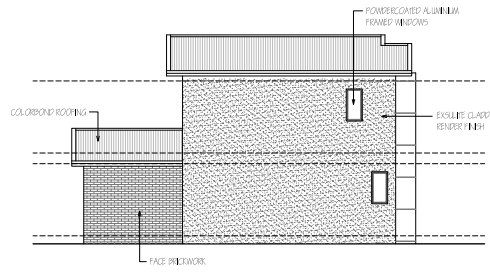
TOWNHOUSE THREE - FIRST FLOOR PLAN

| AREAS - TOWN HOUSE 3 | | |
|----------------------|----------------|------|
| AREA | m ² | SO's |
| GROUND FLOOR | 81.4 | 8.73 |
| FIRST FLOOR | 65.61 | 7.06 |
| GARAGE | 4.158 | 4.42 |
| ALFRESCO | 12.81 | 1.38 |
| PORCH | 3.13 | 0.35 |

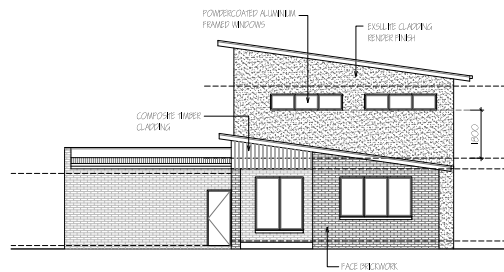
| CEILING HEIGHT | |
|----------------|------------------|
| METRIC (mm) | IMPERIAL (ft-in) |
| 2700 | 9'0" |



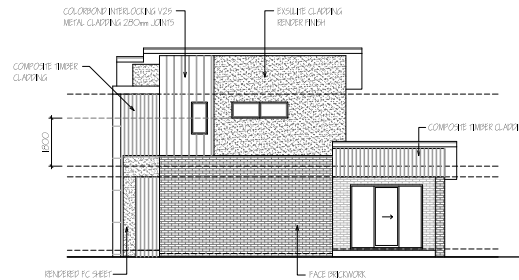
EAST ELEVATION



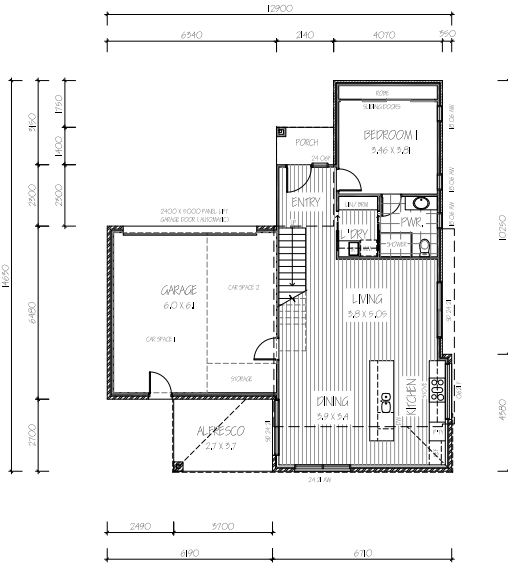
SOUTH ELEVATION



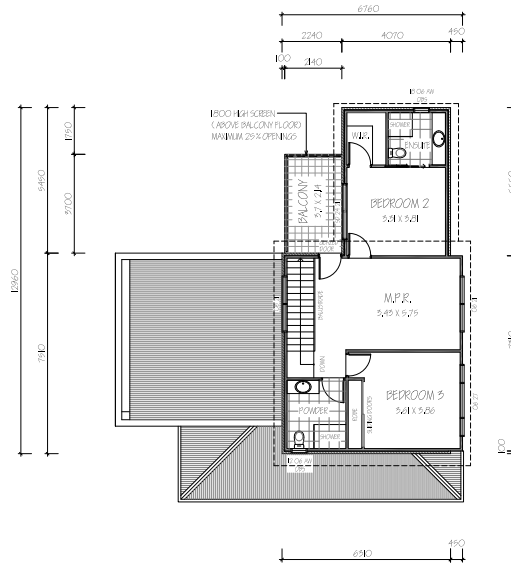
WEST ELEVATION



NORTH ELEVATION



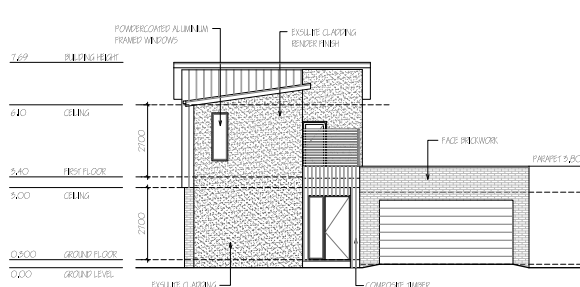
TOWNHOUSE FOUR - GROUND FLOOR PLAN



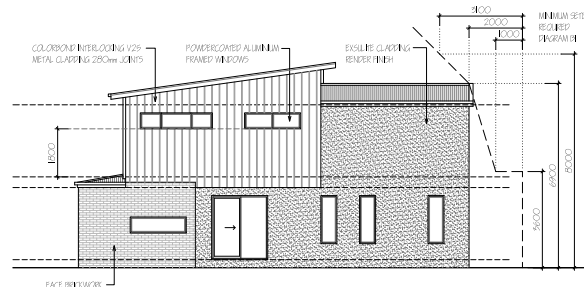
TOWNHOUSE FOUR - FIRST FLOOR PLAN

| AREAS - TOWN HOUSE 4 | | |
|----------------------|----------------|------|
| AREA | m ² | SO's |
| GROUND FLOOR | 86.09 | 9.27 |
| FIRST FLOOR | 72.86 | 7.84 |
| GARAGE | 4.105 | 4.42 |
| ALFRESCO | 9.99 | 1.07 |
| PORCH | 3.0 | 0.32 |
| BALCONY | 7.92 | 0.85 |

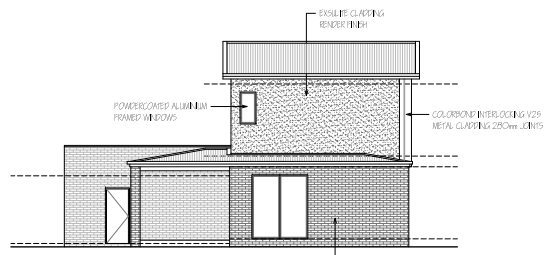
| CEILING HEIGHT | | |
|----------------|------------------|--|
| METRIC (mm) | IMPERIAL (ft-in) | |
| 2700 | 9'0" | |



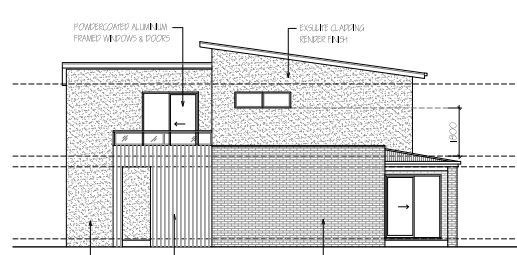
EAST ELEVATION



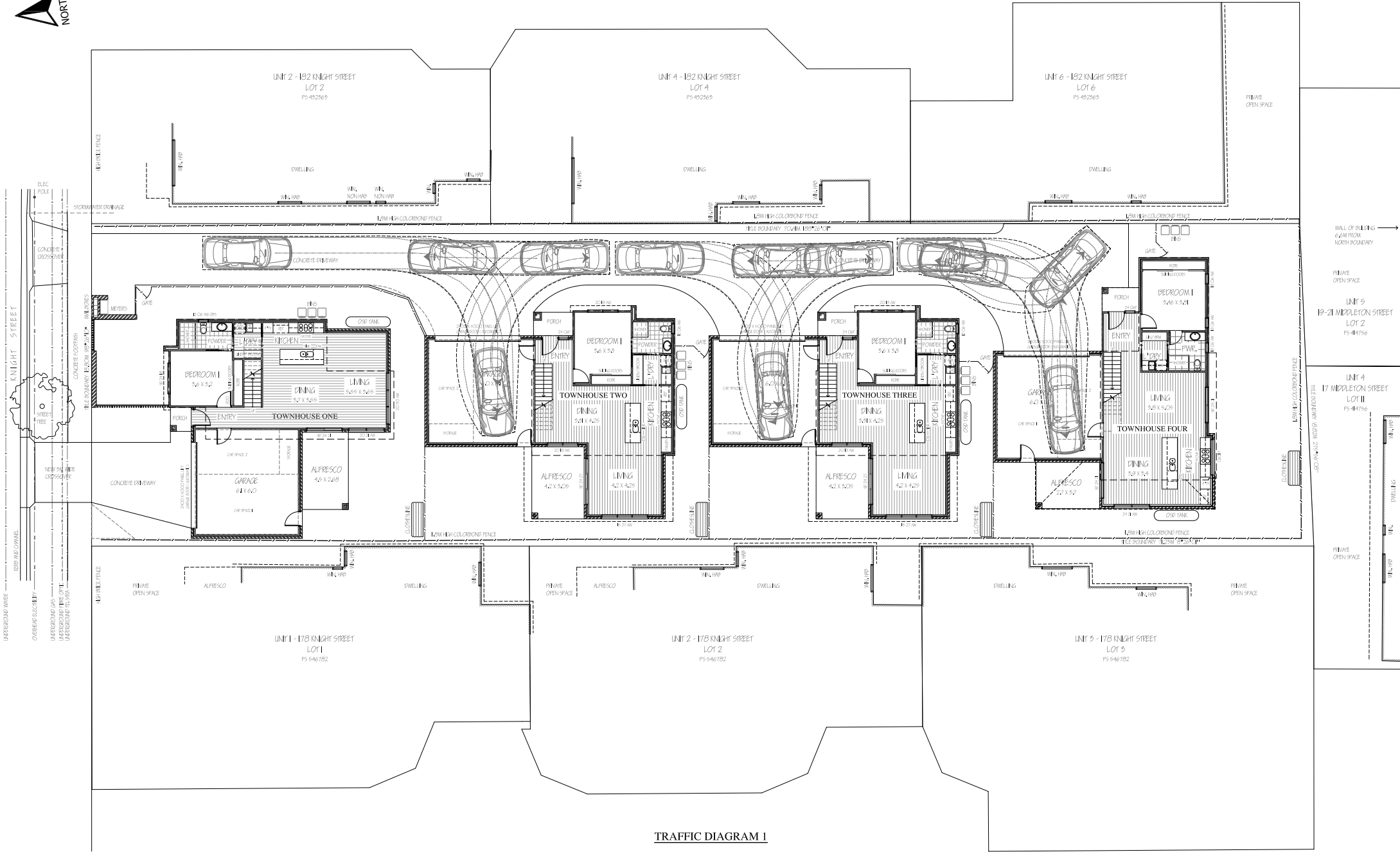
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



TRAFFIC DIAGRAM 1

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PROJECT:
PROPOSED MULTI-RESIDENTIAL DEVELOPMENT

DRAWING TITLE:
TRAFFIC DIAGRAM 1

SCALE:
1:100 @A1

DATE:
JAN 2021

DRAWING No:
200928-A17

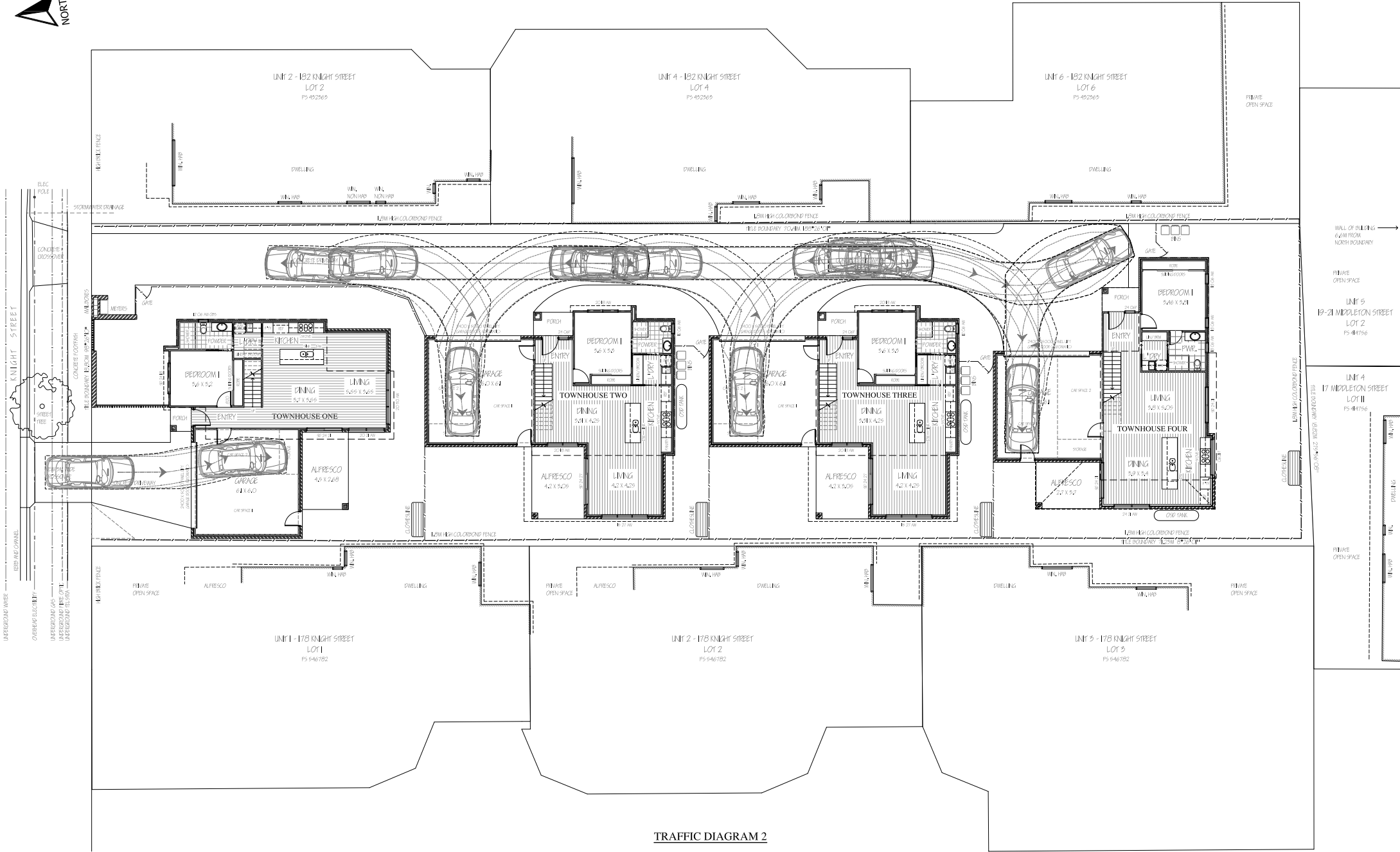
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TRAFFIC DIAGRAM 2

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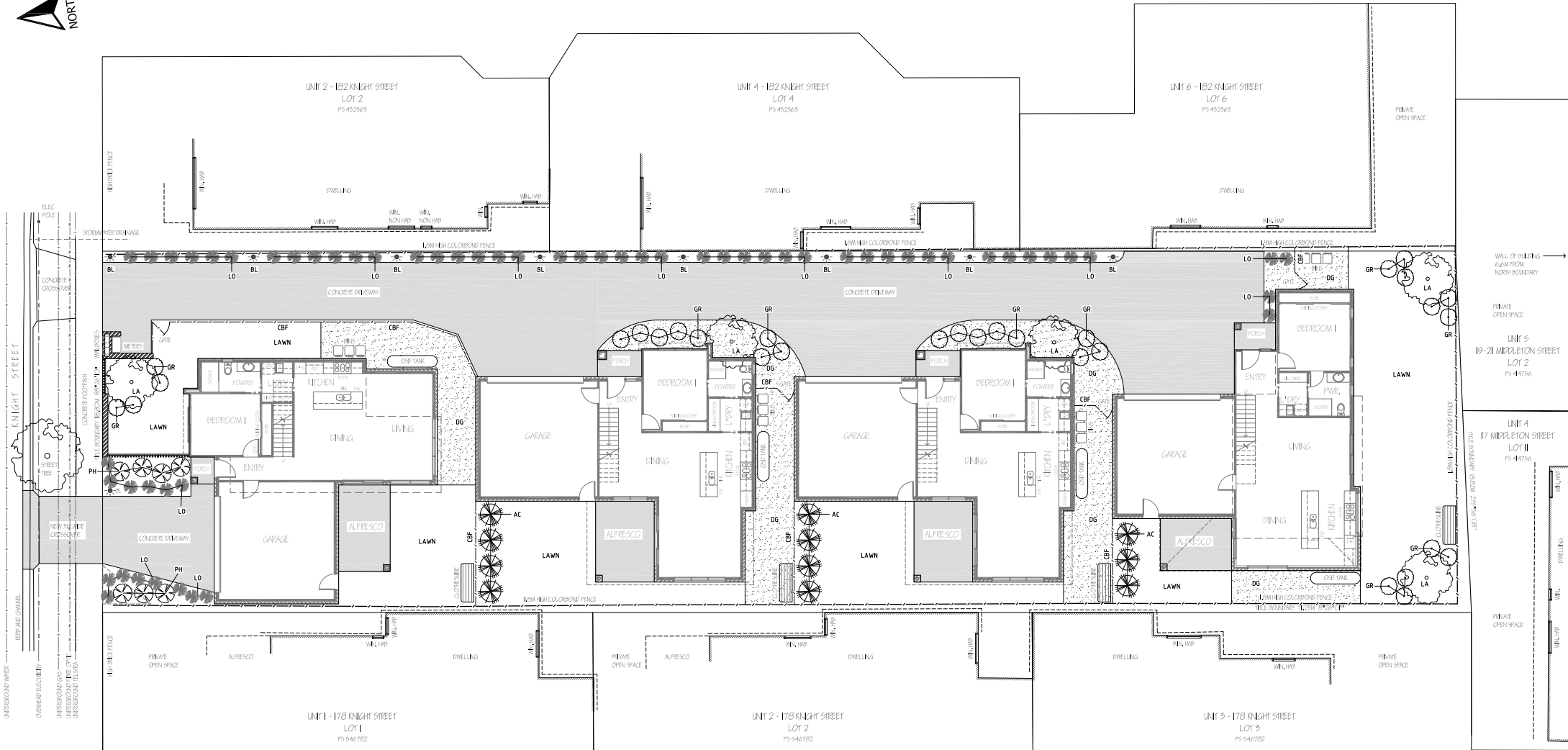
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LANDSCAPING PLAN

| PLANTING SCHEDULE | | | | | |
|-------------------|---------------------------------|-------------------------|-----------------|--------------|-----|
| MARK | BOTANICAL NAME | COMMON NAME | GROUP | MATURE SIZE | No. |
| LA | LAGERSTROEMIA INDICA xL FAURIEI | TUSCARORA CRAPPE MYRTLE | TREE | 4M | 5 |
| AC | ACMENA SMITHII | RED HEAD LILLY PILLY | SCREENING SHRUB | 6M x 2M | 11 |
| PH | PHILOTHECA VERRUCOSA | NATIVE WAX FLOWER | MEDIUM SHRUB | 1.5M | 7 |
| GR | GREVILLEA ROSMANNIFOLIA | ROSEMARY GREVILLEA | SMALL SHRUB | 0.75M x 1.5M | 31 |
| LO | LOMANDRA | LIME TUFT | GRASS | 0.75 | 60 |

DG GOLD COMPACTED DECOMPOSED GRANITE
 CBF 1.8M HIGH COLORBOND FENCE
 BL BOLLARD LIGHTING

- NOTES:
- ALL TREES TO BE A MINIMUM 100MM HIGH AT TIME OF PLANTING
 - ALL GRASS PLOTS TO BE A MINIMUM 100MM DEPTH OF ORGANIC TOP SOIL.
 - FERTILISER TO BE APPLIED TO ALL GRASS PLOTS.
 - AN AUTOMATIC WATERING SYSTEM IS TO BE INSTALLED TO WATER ALL GRASS AND LAWN AREAS.
 - MAINTENANCE - ANY DEGRADED OR DEAD PLANTS TO BE REPLACED WITH LIKE SPECIES.



LAGERSTROEMIA INDICA xL FAURIEI
 "TUSCARORA CRAPPE MYRTLE"



ACMENA SMITHII
 "RED HEAD LILLY PILLY"



PHILOTHECA VERRUCOSA
 "NATIVE WAX FLOWER"



GREVILLEA ROSMANNIFOLIA
 "ROSEMARY GREVILLEA"



LOMANDRA
 "LIME TUFT"



GOLD DECOMPOSED GRANITE

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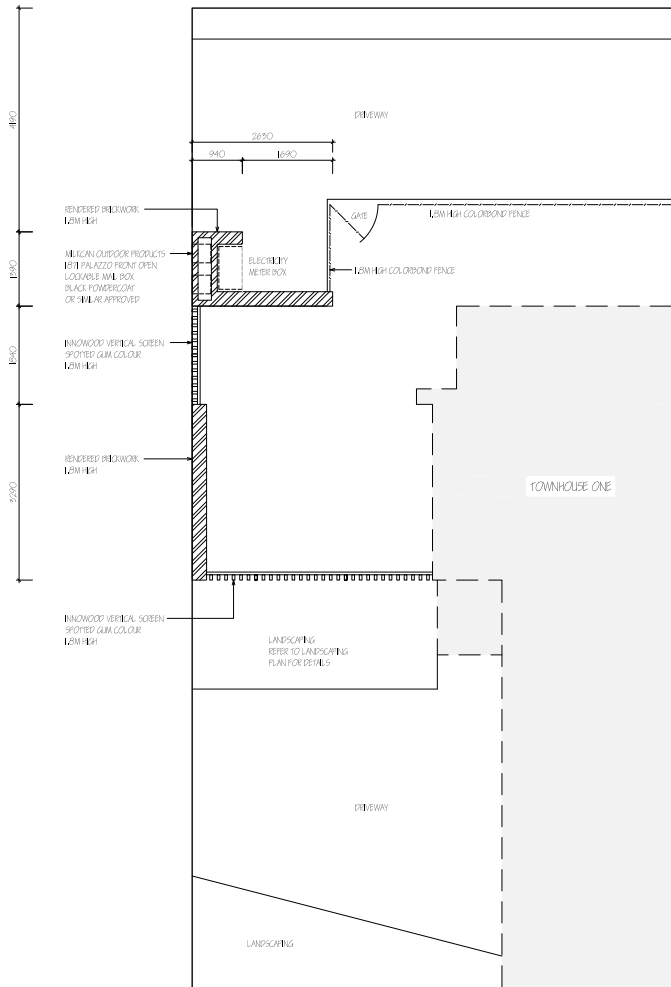
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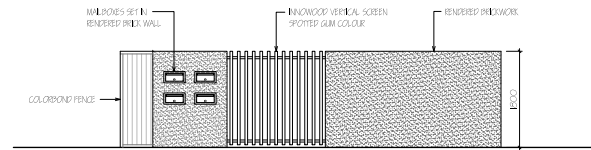
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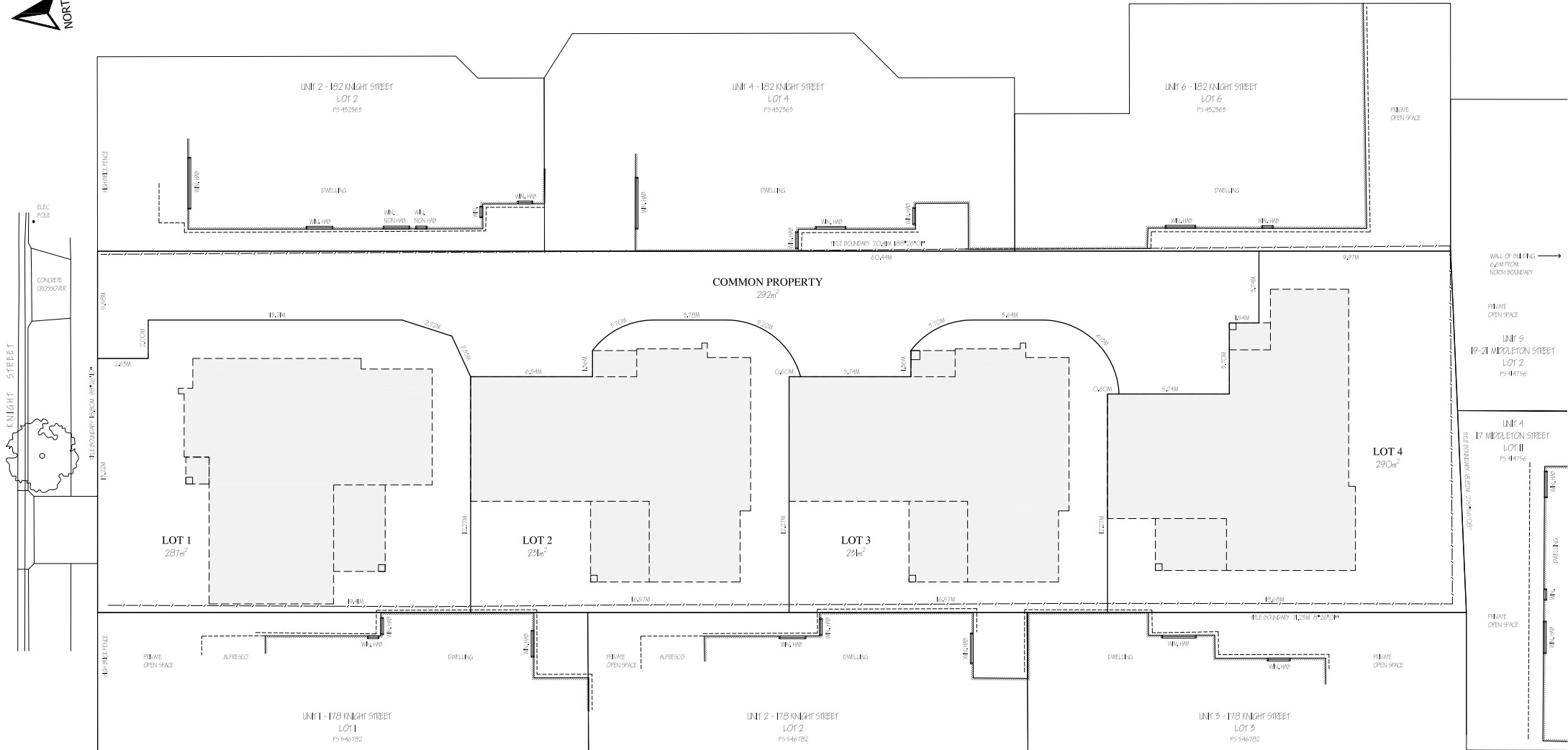
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FRONT FENCE PLAN



FRONT FENCE ELEVATION



| SUBDIVISION AREA SCHEDULE | |
|---------------------------|--------------------|
| ITEM | AREA |
| TOTAL SITE EXISTING | 1331m ² |
| COMMON PROPERTY | 292 |
| LOT 1 | 287 |
| LOT 2 | 231 |
| LOT 3 | 231 |
| LOT 4 | 290 |

SUBDIVISION PLAN

TITLE BOUNDARY NOTE
 THERE ARE DISCREPANCIES BETWEEN THE TITLE BOUNDARY LOCATION AND THE LOCATION OF EXISTING PERIMETER FENCES. EXISTING EAST, WEST AND SOUTH BOUNDARY FENCES ARE TO REMAIN. NEW BUILDINGS TO BE SET OUT FROM THE EXISTING FENCE WHERE IT IS LOCATED INSIDE THE TITLE BOUNDARY (EXCLUDING FRONT BOUNDARY).

NOTE:
 SUBDIVISION SHOWN FOR PLANNING PERMIT APPLICATION PURPOSES ONLY.
 SUBDIVISION TO BE COMPLETED AFTER THE CONSTRUCTION OF DWELLINGS BY A LICENSED SURVEYOR.

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PROJECT:
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DRAWING TITLE:
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