NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	L2 LP122929 101 Old Princes Highway, Beaconsfield
The application is for a permit to:	Development of the land for four (4) dwellings
The applicant for the permit is:	Rococo Homes
The application reference number is:	T170060
You may look at the application and	Cardinia Shire Council
any documents that support the application at the office of the Responsible Authority:	20 Siding Avenue Officer 3809
responding realising.	This can be done during office hours and is free of charge.
	Documents can also be viewed on Council's website www.cardinia.vic.gov.au.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must	*		sent ardinia S <mark>@cardini</mark>			Responsible PO Box 7, Paker	Authority ham, Vic, 38	in 310 or	writing, email at
	*	inclu	de the n	ame a	nd add	ress of the object	or/ submitter		
	*	inclu	de the a	pplicat	ion nui	mber and site add	lress		

*	state how the objector would be affected.

include the reasons for the objection, and

The Responsible Authority will not decide on the application before:	4 April 2017
--	--------------

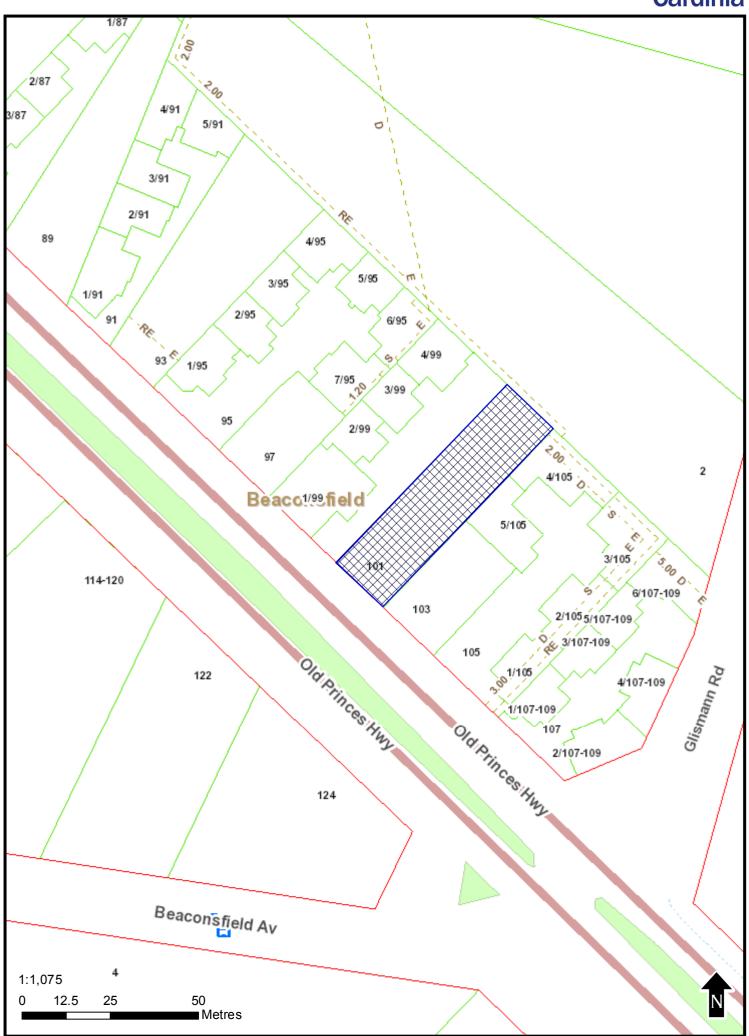
If you object, the Responsible Authority will advise you of its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or mail@cardinia.vic.gov.au

Your objection/ submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/ submission. Your objection/ submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.







Application No.: Application for Planning Permit

Office Use Only

PECEIVED Date Lodged: PLANNING DEPARTMENT

	i laining i cillic	
lanning Enquiries	If you need help to complete this form, read How to complete the Applicatio	n for Planning Permit form.
hone: 03 5945 4310 /eb: <u>http://www.cardinia.vic.gov.au</u>	Any material submitted with this application, including plans and person available for public viewing, including electronically, and copies may be the purpose of enabling consideration and review as part of a planning and Environment Act 1987. If you have any concerns, please contact Comment and Environment Act 1987.	e made for interested parties for process under the <i>Planning</i>
	A Questions marked with an asterisk (*) are mandatory and must be complet	ed.
Clear Form	A If the space provided on the form is insufficient, attach a separate sheet.	
he Land i 1 Addre	ss of the land. Complete the Street Address and one of the Formal Land D	escriptions.
Street Address *		
	Unit No.: St. No.: St. Name:	
	101 OID PRINCES	5 H'WAY.
	Suburb/Locality: BEACONSFIELD	Postcode: 3807.
Formal Land Description * Complete either A or B.	A Lot No.: 2 OLodged Plan Title Plan Plan of Subdivis	No.: 122929.
This information can be found on the certificate of	B Crown Allotment No.: Section No.	<u> </u>
title.		
	Parish/Township Name:	
		Remove Address
If this application relates	to more than one address, please click this button and enter relevant detail	ls. Add Address
he Proposal A You mu Insuffic	ust give full details of your proposal and attach the information required to assessient or unclear information will delay your application.	ss the application.
proposal. It is important that you under description of the proposal, you will a	the proposal correctly? of what you want to do with the land. You must describe how the land will be used or stand the reasons why you need a permit in order to suitably describe the proposal yoid unnecessary delays associated with amending the description at a later date. itions for different types of use and development. Contact the Council planning office.	l. By providing an accurate
preparing your application to ensure t	hat you use the appropriate terminology and provide the required details.	
municipality are Vistatian Petvelopheet	ct proposals? หกอกเปลือดเลยต่องลูปลอปอกโดยสหอเทืองรอกอย์เปลือเกมี ค่องที่ที่ที่ชุงสหอย์สหบ่ายที่ค่อที่ยี่เพื่อข้าใช้เรื่องก็ er purpose. By taking a copy of this document you acl	rphility anot belaying
	ing with provision in the document of the funding provise specific PF), the Local Planning Policy Framework (LPPF), zones, overlays, particular and g I still actify 6 bundli spanning separtitle its Apprishing the planning still med only	
that apply to the land, but it does not	to establish planning scheme details about your property. A planning certificate idendentify all of the provisions of the planning scheme that may be relevant to your appine rural areas can be obtained by visiting www.landata.vic.gov.au In rural areas, or	lication. Planning certificates
	T COUNCIL	
	CARDINIA SHIRE COUNCIL	

REC'D - 8 FEB 2017

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Application for Planning Permit 2015

Page

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2) For what use, development or other matter do you require a permit?

> If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Select the focus of this application and describe below:

3 ADDITIONAL DWELLINGS.



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required to allow Council to calculate the permit application fee.

Fees are exempt from GST.

- ! Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.
- ! Contact the Council to determine the appropriate fee. Go to www.delwp.vic.gov.au/planning to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act)

A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer State Revenue Office online for more information. A leviable application submitted without a levy certificate is void.

Estimated cost of development for which the permit is required *

Cost \$ 700 - 000 . 00.

You may be required to verify this estimate. Insert `0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions II

Describe how the land is used and developed now *

> eg, vacant, three dwellings. medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

DWelling

Provide a plan of the existing conditions. Photos are also helpful.

Title Information 🔳

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- Restrictive Covenants: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- Section 173 Agreements: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- Easements: An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- Building Envelopes: A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

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What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the Planning and Environment Act 1987 for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

! You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

! Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some Councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

! Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.land.vic.gov.au - go direct to "titles & property certificates".

(5) Encumbrances on title *

If you need help about the title, read: How to complete the Application for Planning Permit

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant
section 173 agreement or other obligation such as an easement or building envelope?

Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

⊘No

Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details II

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Provide details of the applicant ar	nd the owner of the	e land.					
Applicant *	Name:			次 多電電影響性 1			
The person who wants	Title: MR	First Name: WAYN	Surname:	OBSON.			
the permit.	Organisation (if applicable): rococo HOMES .						
	Postal Address:		If it is a P.O. Box, enter the	details here:			
	Unit No.:	St. No.: 52	St. Name: CL 43	DE RD.			
	Suburb/Locality	Y: BERWICK	State: VIC	Postcode: 3806			
Where the preferred contact person for the application is different from the applicant,	Contact person's	details *	Same as applicant (if	so, go to 'contact information')			
provide the details of that person.	Title:	First Name:	Surname:	- A			
	Organisation (i	f applicable):					
	Postal Address:		If it is a P.O. Box, enter the	details here:			
	Unit No.:	St. No.:	St. Name:				
	Suburb/Locality	y:	State:	Postcode:			
Please provide at least one	Contact inform	ation					
contact phone number *	Business Phon	phomes (a),					
	Mobile Phone:	0418 120 912	Fax:	big pond. Co			
Owner *	Name:			Same as applicant			
The person or organisation who owns the land	Title: First Name: Surname:						
Where the owner is different	Organisation (in	f applicable):	A SECTION OF A SECTION OF SECTION				
from the applicant, provide the details of that person or	Postal Address:		If it is a P.O. Box, enter the	details here:			
organisation.	Unit No.:	St. No.:	St. Name:				
	Suburb/Locality	y :	State:	Postcode:			
	Owner's Signat	ture (Optional):	Da	te: 7/2/17			
	SALO!	DON		day / month / year			
eclaration 🔟	V						
This form must be signed by th	e applicant *						
Remember it is against		am the applicant; and that all	the information in this applica	ation is true and			
the law to provide false or misleading information,	correct; and the	owner (if not myself) has bee					
which could result in a heavy fine and cancellation of the permit.	Signature:	obser	Dat	e: 7/2/17 day / month / year			
or the permit.		Exercise Property of the Section 1997		20,7			



PLANNING DEPARTMENT PROPOSED DEVELOPMENT OLD PRINCES HIGHWAY, BEACONSFIELD

SHEET DRAWING

D A 0 0 CONTENTS

D A 0 1 DESIGN RESPONSE LETTER

D A 0 2 PATTERN OF NEIGHBOURHOOD

D A 0 3 EXISTING STREETS CAPE PHOTOS

D A 0 4 SITE ANALYSIS

D A 0 5 SITE PLAN

D A 0 6 PROPOSED GROUND FLOOR PLAN HOUSE 1

D A 0 7 PROPOSED GROUND FLOOR PLAN UNITS 2 & 3

D A 0 8 PROPOSED GROUND FLOOR & LEVEL 1 FLOOR PLANS UNIT 4

ELEVATION OLD PRINCES HIGHWAY STREETSCAPE D A 0 9

D A 10 ELEVATIONS SOUTHEAST & NORTHWEST

ELEVATIONS SOUTHEAST D A 11

D A 12 ELEVATIONS NORTHWEST

D A 1 3 ELEVATIONS HOUSE 1 SOUTHWEST & NORTHEAST

D A 14 ELEVATIONS UNIT 2 SOUTHWEST & NORTHEAST

D A 15 ELEVATIONS UNIT 3 SOUTHWEST & NORTHEAST

D A 16 ELEVATIONS UNIT 4 SOUTHWEST & NORTHEAST

IMAGE D A 17

D A 18 IMAGE

IMAGE D A 19

D A 2 0 IMAGE

IMAGE D A 21

IMAGE D A 22

IMAGE D A 2 3

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AMENDMENT	DATE	DETAILS
5	17/01/17	SCHEMATIC DRAFT PLANS V2
6	20/01/17	SCHEMATIC DRAFT PLANS V2
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS





LINARDI PTY. LTD 266 Macquarie Street Hobart, Tasmania 7000 p. 03 6224 1000

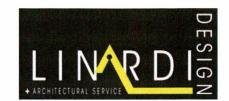
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RECEIVED 7 FER ZUID **PLANNING DEPARTMENT**



06/02/2017

Town Planning Department Cardinia Shire Council 20 Siding Avenue Officer Victoria 3809 E: mail@cardinia.vic.gov.au P: 1300 787 624

Dear General Manager,

Proposed Housing Unit Development 101 Old Princes Hwy Beaconsfield Victoria 55.01 Neighborhood and Site Description and Design Response

55.01-1 Neighborhood and Site Description

Neighborhood:

The neighborhood surrounding 101 Old Princes Hwy Beaconsfield is varied with a mixture of single houses on semi rural properties and parklands to the north, Commercial, Shops and Civic Development to the southern side of Old Princes Hwy and a rectilinear strip of single houses and infill residential unit development directly adjacent to the said property to the east and west.

Built Form and Architectural Style: The adjacent housing stock including the existing house on site is predominantly of the 1970- 1980's era, predominantly single and double story housing, with brick veneer and rendered walls, pitched hip and gable roof styles utilising tiles and colorbond roofing materials.

The Site:

The site consists of a single story house with out buildings on a long and narrow rectangle shaped block with an area of 1287m2, typical of the adjacent lots. The topography is generally level with northern orientation to the rear of the property enabling good solar access to the rear private space of the site.

The front boundary on the south fronts Old Princes Hwy with the existing house setback a generous 8972mm. The rear boundary abuts parkland and has neighboring residential units directly on the east and west boundaries. The site is well located within a short walking distance to local shops, service stores, hardware store and public

Refer to attached plans and diagrams for further information.

INARDI PTY. LTD. 266 Macquarie Street, Hobart, Tasmania 7000

03 6224 1000 m. 0417 878 723 Ilnardi@bigpond.com w. linardidesign.com

CN 062 237 530 A8N 54 062 237 530



55.01-2 Design Response

The attached planning application proposal consists of the retention and the existing dwelling to be renovated with an additional garage and three proposed additional residential units, two single story and one double story unit at the rear of the site. The development also requires the demolition of existing out building.

The design responds to the neighborhood by continuing the adjacent pattern of infill residential units and is consistent with the prevailing density, setbacks, height, bulk and scale of the area. The architectural style is sympathetic with the surrounding building stock utilising similar built forms with pitched colorbond roofs and rectangular facebrick walls. Proposed external materials including fencing and hard landscaping are also consistent with the neighborhood.

Refer to attached plans for further information.

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Yours faithfully

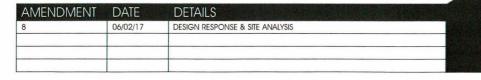
Marco Linardi Director For and on behalf of Linardi Pty Ltd

Registered Building Practitioner Tasmania CC392L Victorian DP-AD576

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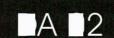




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PROPOSED DEVELOPMENT 101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC JOB NO. 2125



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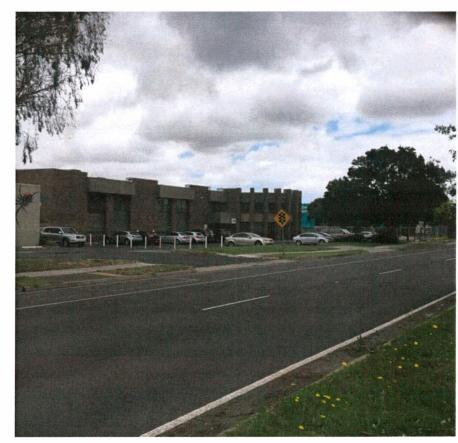
VIEW OF 103 OLD PRINCES HIGHWAY

VIEW OF 103 & 105 OLD PRINCES HIGHWAY

VIEW OF 105 & 107 OLD PRINCES HIGHWAY







VIEW OF 122 OLD PRINCES HIGHWAY

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DATE	DETAILS
06/02/17	DESIGN RESPONSE & SITE ANALYSIS

PROPOSED DEVELOPMENT
FOR ROCOCO HOMES
101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC
JOB NO. 2125



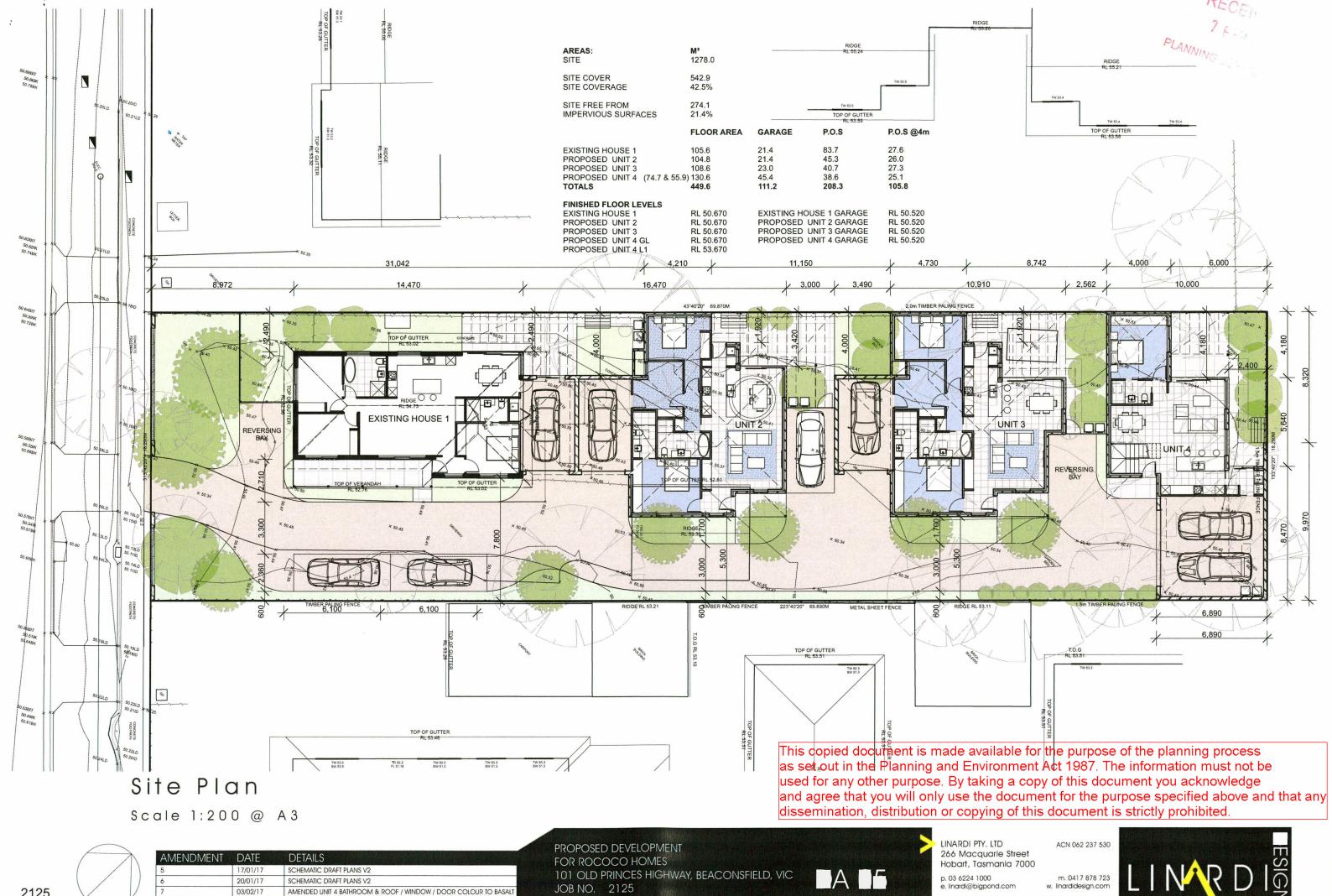
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ACN 062 237 530



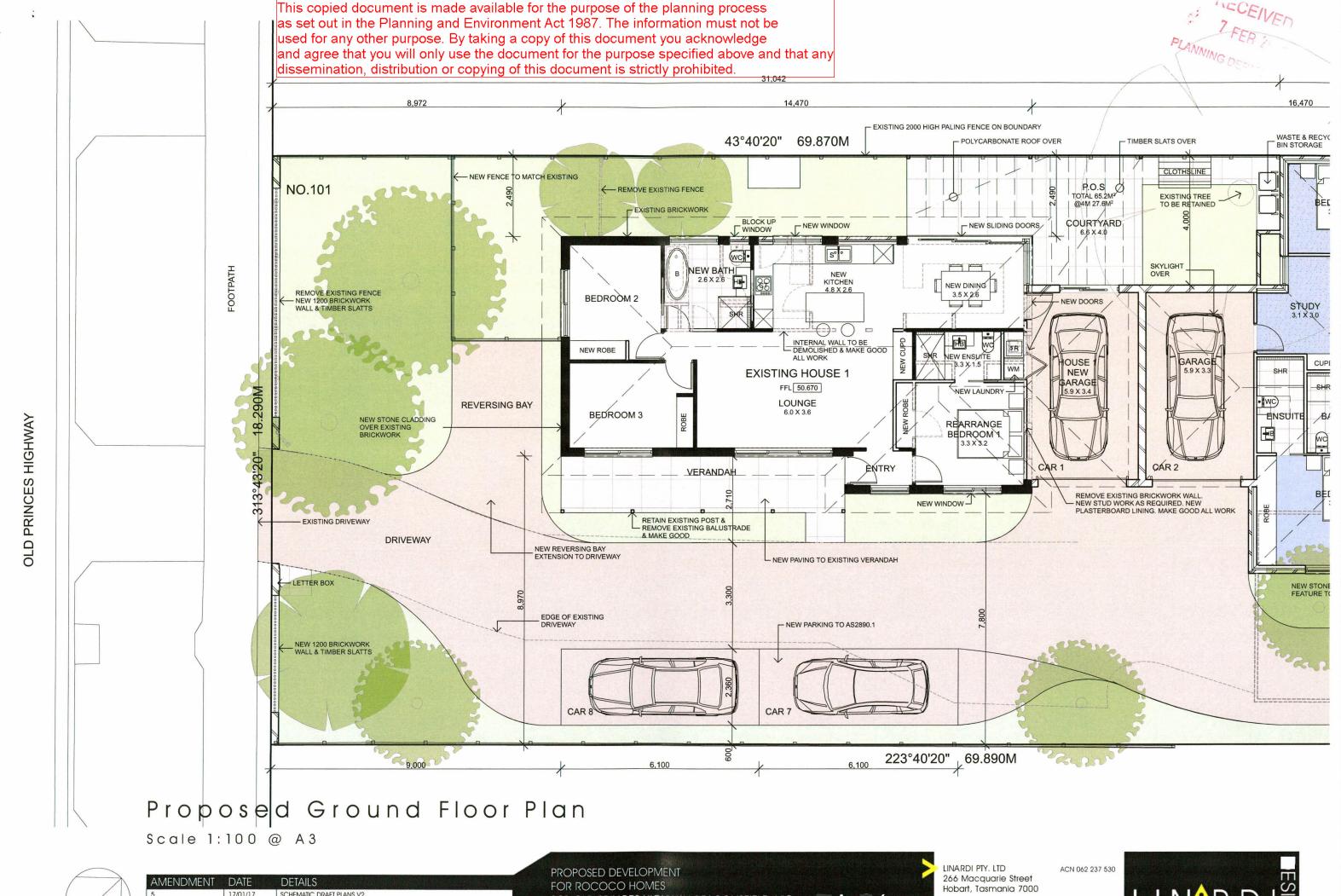




VIC REG NO. DP-AD576

06/02/17

DESIGN RESPONSE & SITE ANALYSIS





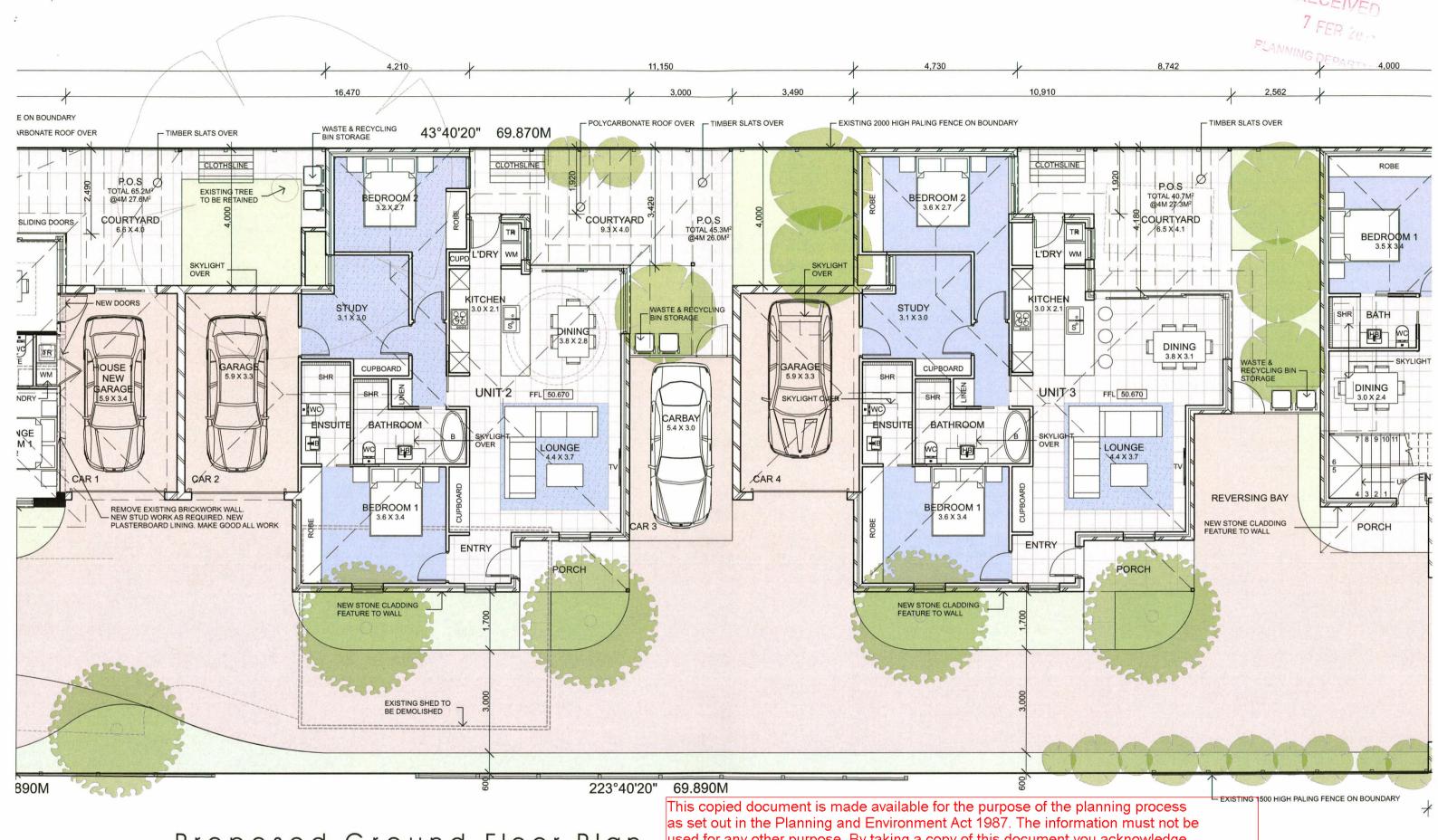
17/01/17 20/01/17 SCHEMATIC DRAFT PLANS V2 AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT 03/02/17 06/02/17 DESIGN RESPONSE & SITE ANALYSIS

101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC JOB NO. 2125

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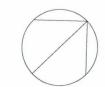




Proposed Ground Floor Plan

Scale 1:100 @ A3

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AMENDMENT	DATE	DETAILS
4	22/12/16	SCHEMATIC DRAFT PLANS
5	17/01/17	SCHEMATIC DRAFT PLANS V2
6	20/01/17	SCHEMATIC DRAFT PLANS V2
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS

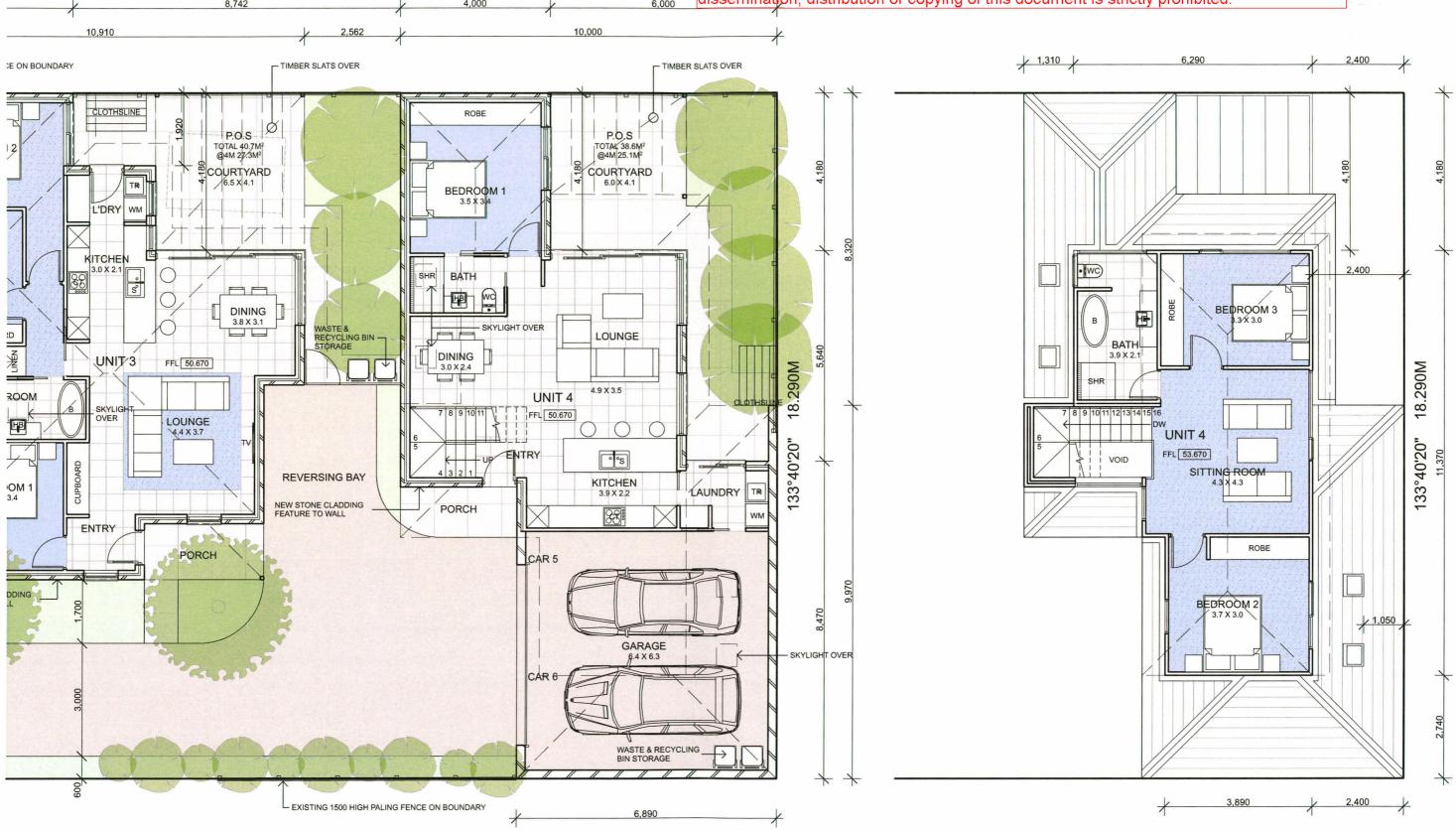


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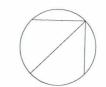


Proposed Ground Floor Plan

Scale 1:100 @ A3

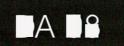
Proposed Level 1 Floor Plan

Scale 1:100 @ A3



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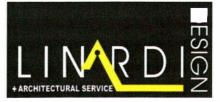


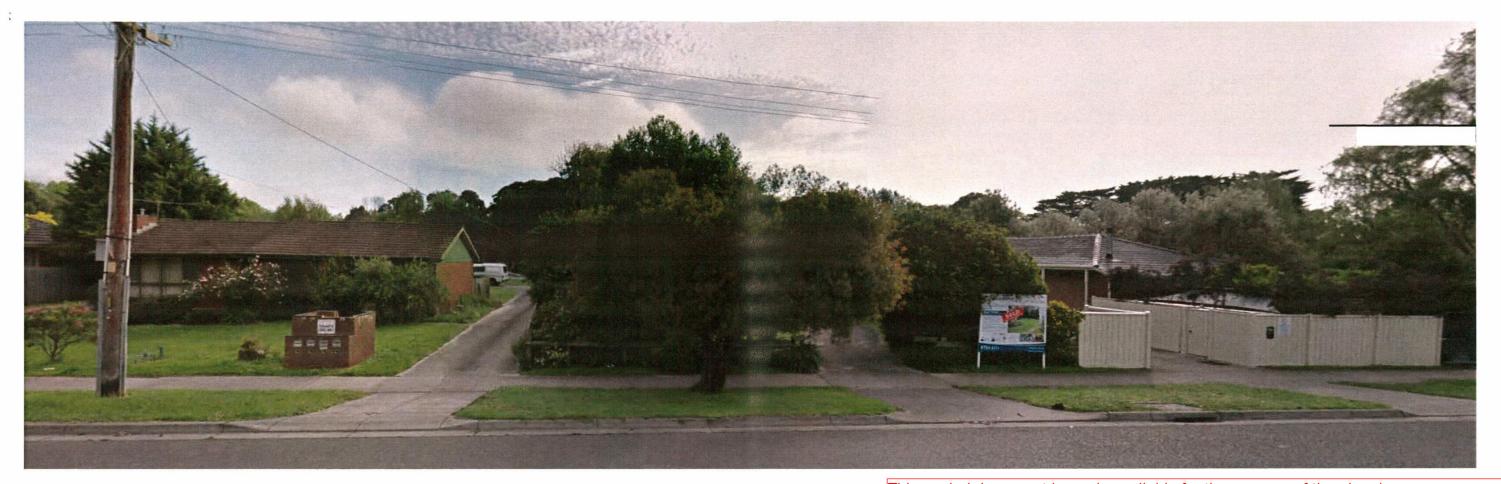


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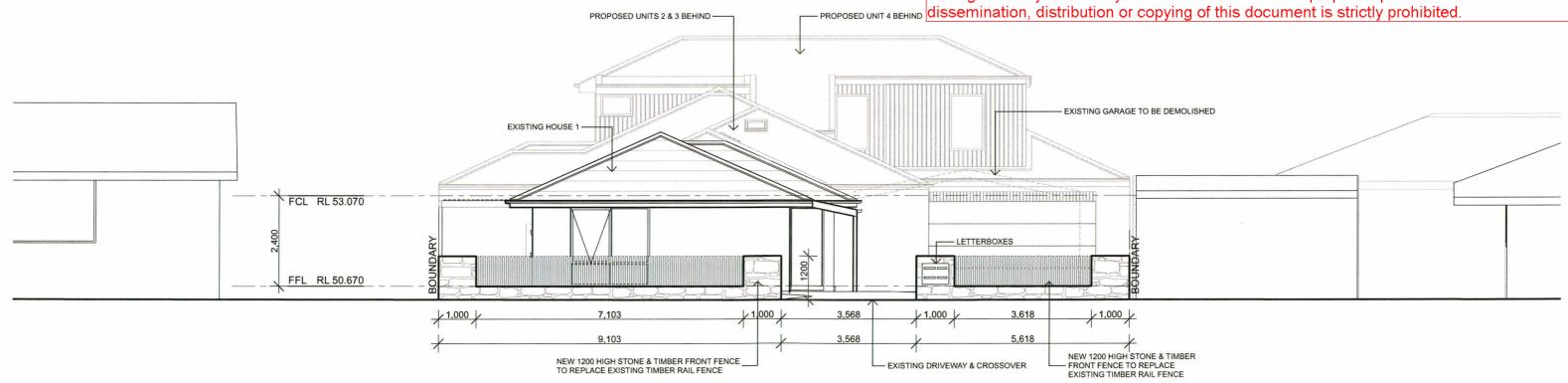




Old Princes Highway Streetscape

Scale NTS @ A3

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Old Princes Highway Elevation

Scale 1:100 @ A3

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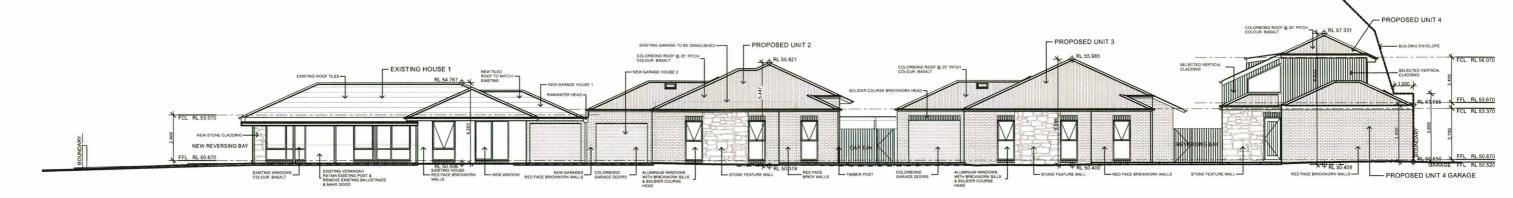
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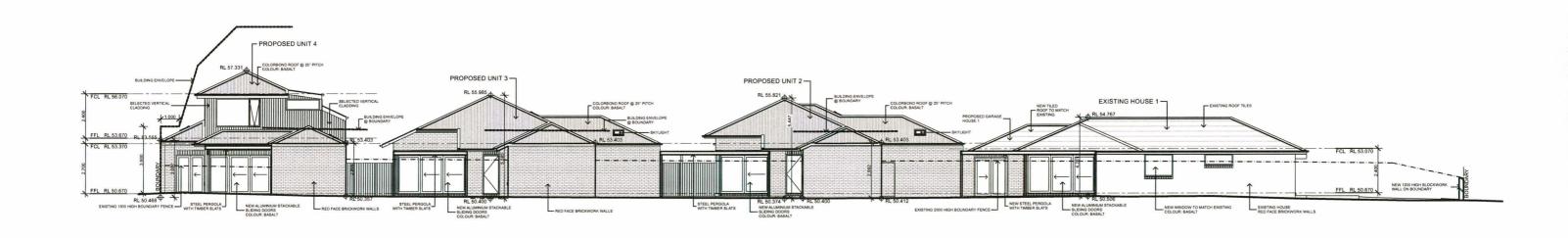
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Proposed All Southeast Elevation

Scale 1:200 @ A3



Proposed All Northwest Elevation

Scale 1:200 @ A3

AMENDMENT	DATE	DETAILS	PRC FOI
6	20/01/17	SCHEMATIC DRAFT PLANS V2	101
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT	
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS	JOE

PROPOSED DEVELOPMENT
FOR ROCOCO HOMES
101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC
JOB NO. 2125

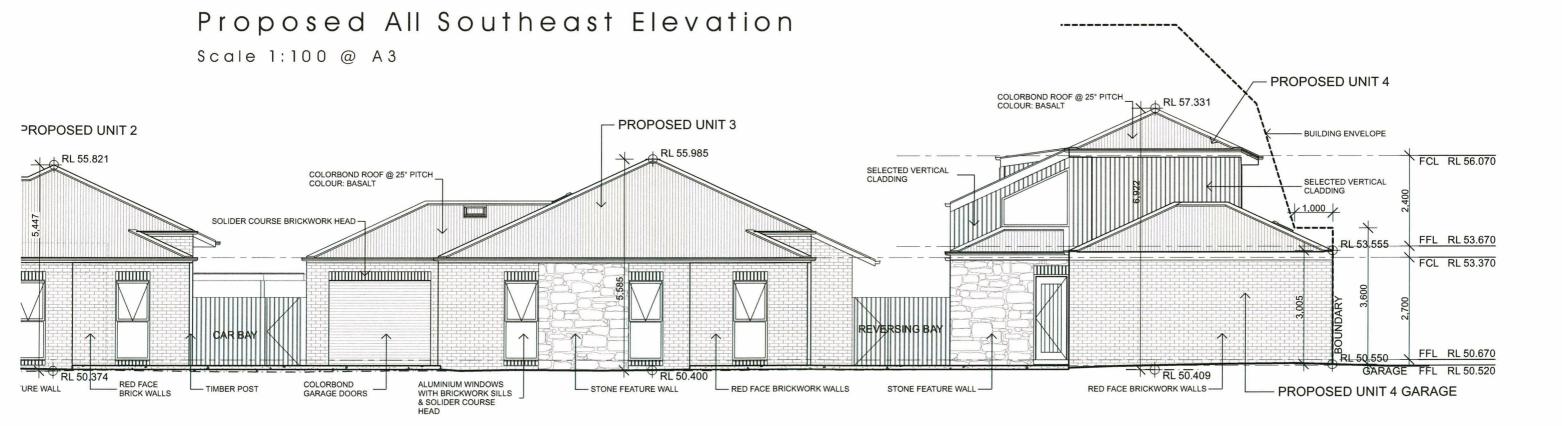


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Proposed All Southeast Elevation

Scale 1:100 @ A3

AMENDMENT	DATE	DETAILS
6	20/01/17	SCHEMATIC DRAFT PLANS V2
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS

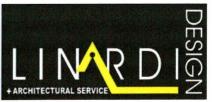
PROPOSED DEVELOPMENT
FOR ROCOCO HOMES
101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC
JOB NO. 2125

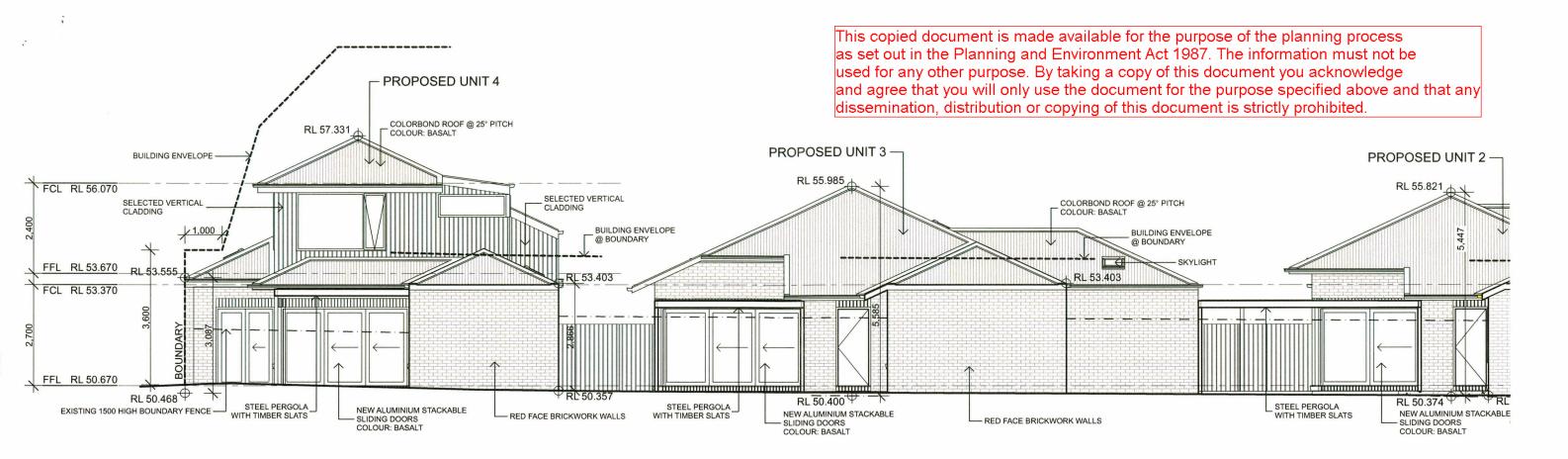


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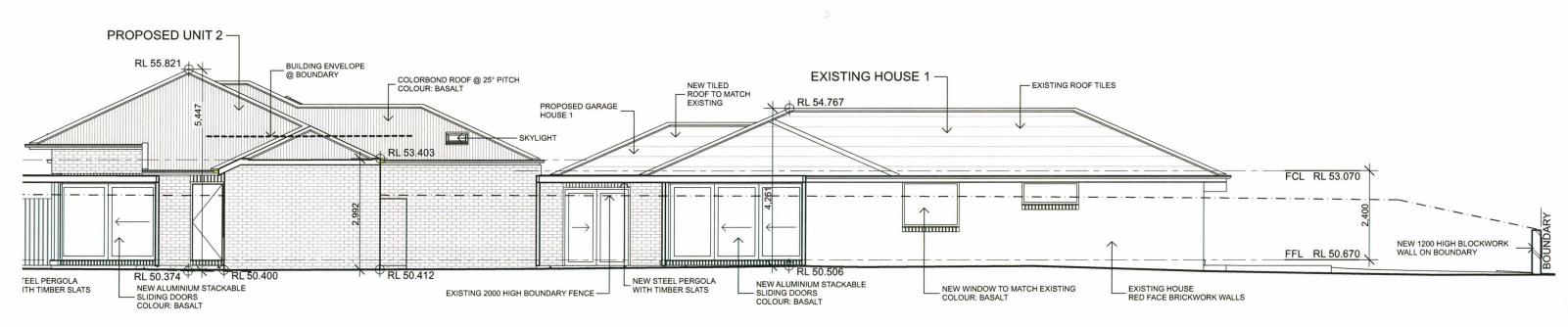
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Proposed All Northwest Elevation

Scale 1:100 @ A3



Proposed All Northwest Elevation

Scale 1:100 @ A3

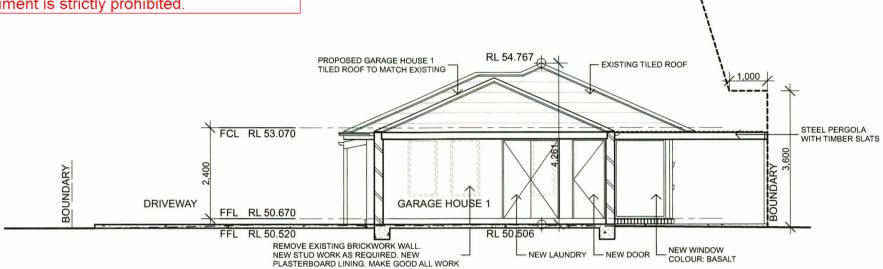
AMENDMENT	DATE	DETAILS.	PROPOSED DEVELOPMENT
AMENDIVILIA	20/01/17	SCHEMATIC DRAFT PLANS V2	FOR ROCOCO HOMES
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT	101 OLD PRINCES HIGHWAY, BEACONSFIL
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS	JOB NO. 2125

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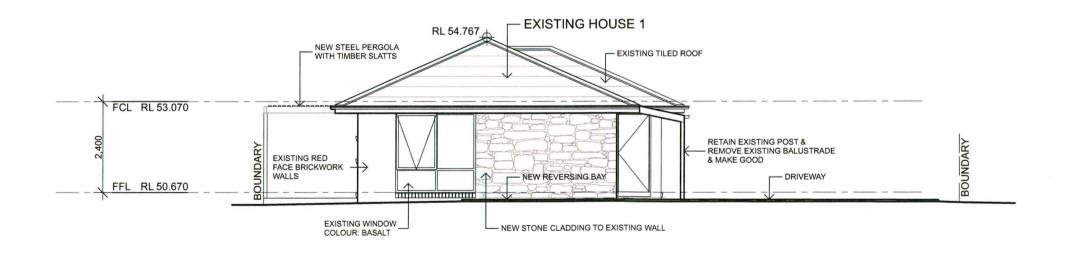
VIC REG NO. DP-AD576





Existing House 1 Northeast Elevation

Scale 1:100 @ A3



Existing House 1 Southwest Elevation

Scale 1:100 @ A3

AMENDMENT	DATE	DETAILS	PROPOSED DEVELOPMENT FOR ROCOCO HOMES
6	20/01/17	SCHEMATIC DRAFT PLANS V2	101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT	
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS	JOB NO. 2125

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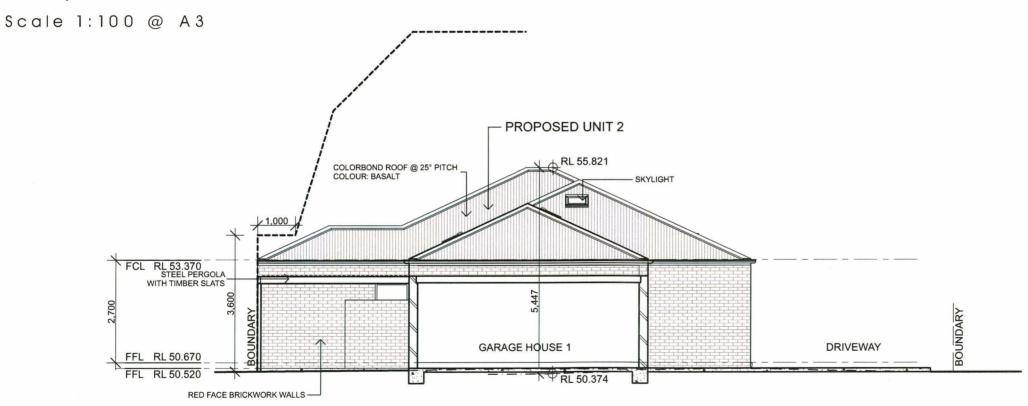
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Proposed Unit 2 Northeast Elevation

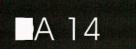


Proposed Unit 2 Southwest Elevation

Scale 1:100 @ A3

AMENDMENT	DATE	DETAILS
6	20/01/17	SCHEMATIC DRAFT PLANS V2
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS

PROPOSED DEVELOPMENT FOR ROCOCO HOMES 101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC JOB NO. 2125



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PROPOSED UNIT 3

RL 55.985

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REVERSING BAY

FEL. RL 50.670

DRIVEWAY

REVERSING BAY

REVERSING BAY

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

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OCCUR BASALT

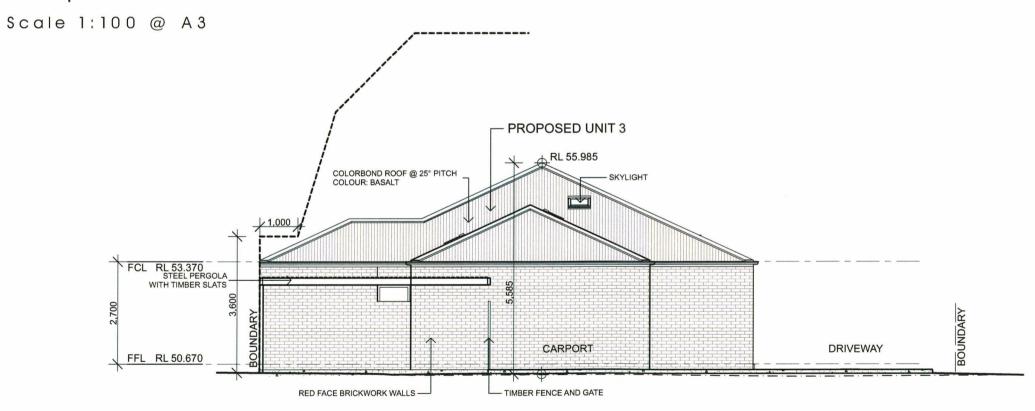
OCCUR BASALT

REPURS BROWNER WALLS

COLOBBOND ROOF @ 25 PITCH

OCCUR BASALT

Proposed Unit 3 Northeast Elevation



Proposed Unit 3 Southwest Elevation

Scale 1:100 @ A3

AMENDMENT	DATE	DETAILS	PROPOSED DEVELOPMENT FOR ROCOCO HOMES
6	20/01/17	SCHEMATIC DRAFT PLANS V2	101 OLD PRINCES HIGHWAY, BEACONSFIELD, V
7	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT	
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS	JOB NO. 2125
8	06/02/17	DESIGN RESPONSE & SITE ANALYSIS	00BHC: 2120

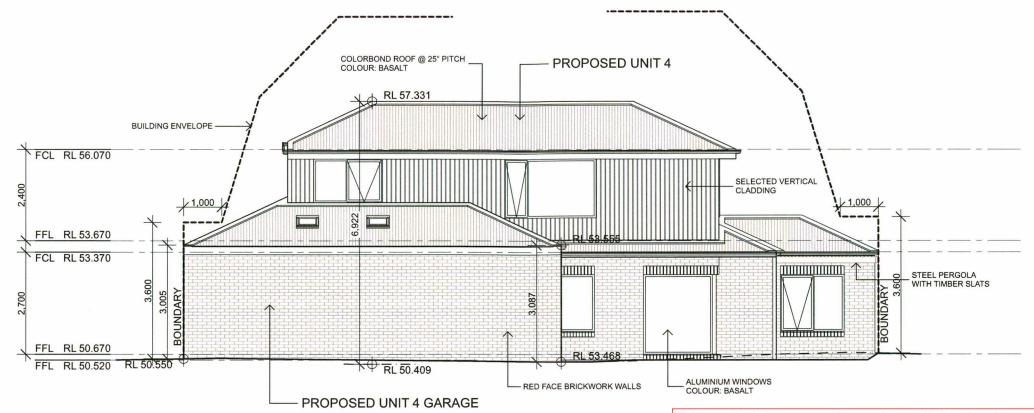
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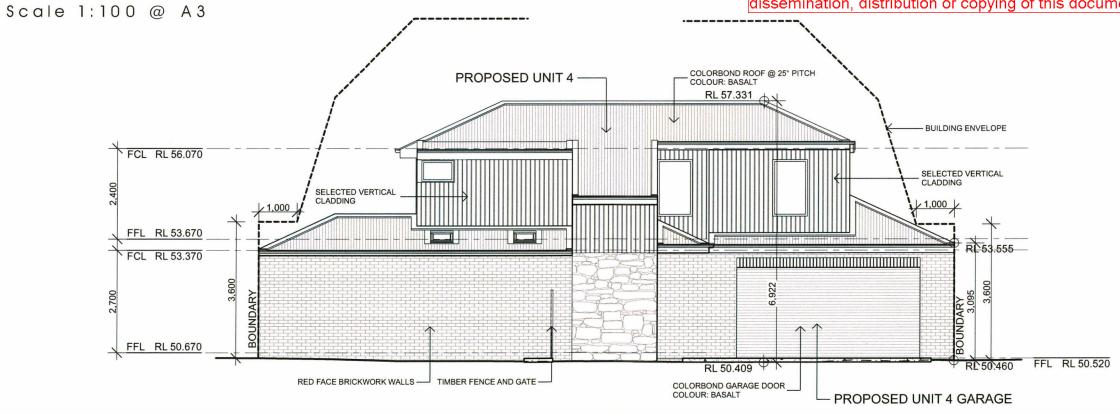
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Proposed Unit 4 Northeast Elevation

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Proposed Unit 4 Southwest Elevation

Scale 1:100 @ A3

AMENDMENT [DATE	DETAILS	PROPOSED DEVELOPMENT FOR ROCOCO HOMES	
6 2	20/01/17	SCHEMATIC DRAFT PLANS V2	101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC	_ ^ _
7 0	03/02/17	AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT		
8 0	06/02/17	DESIGN RESPONSE & SITE ANALYSIS	JOB NO. 2125	

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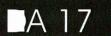


06/02/17

AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT

DESIGN RESPONSE & SITE ANALYSIS

PROPOSED DEVELOPMENT FOR ROCOCO HOMES
101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC JOB NO. 2125



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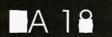
 AMENDMENT
 DATE
 DETAILS

 6
 20/01/17
 SCHEMATIC DRAFT PLANS V2

 7
 03/02/17
 AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT

 8
 06/02/17
 DESIGN RESPONSE & SITE ANALYSIS

PROPOSED DEVELOPMENT
FOR ROCOCO HOMES
101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC
JOB NO. 2125



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AMENDMENT DATE DETAILS

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7 03/02/17 AMENDED UNIT 4 BATHROOM & ROOF / WINDOW / DOOR COLOUR TO BASALT

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 DATE
 DETAILS

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FOR ROCOCO HOMES
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PROPOSED DEVELOPMENT
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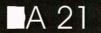
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PROPOSED DEVELOPMENT
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101 OLD PRINCES HIGHWAY, BEACONSFIELD, VIC
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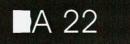
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PROPOSED DEVELOPMENT
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