



LOCALITY PLAN - NTS



AERIAL VIEW - NTS



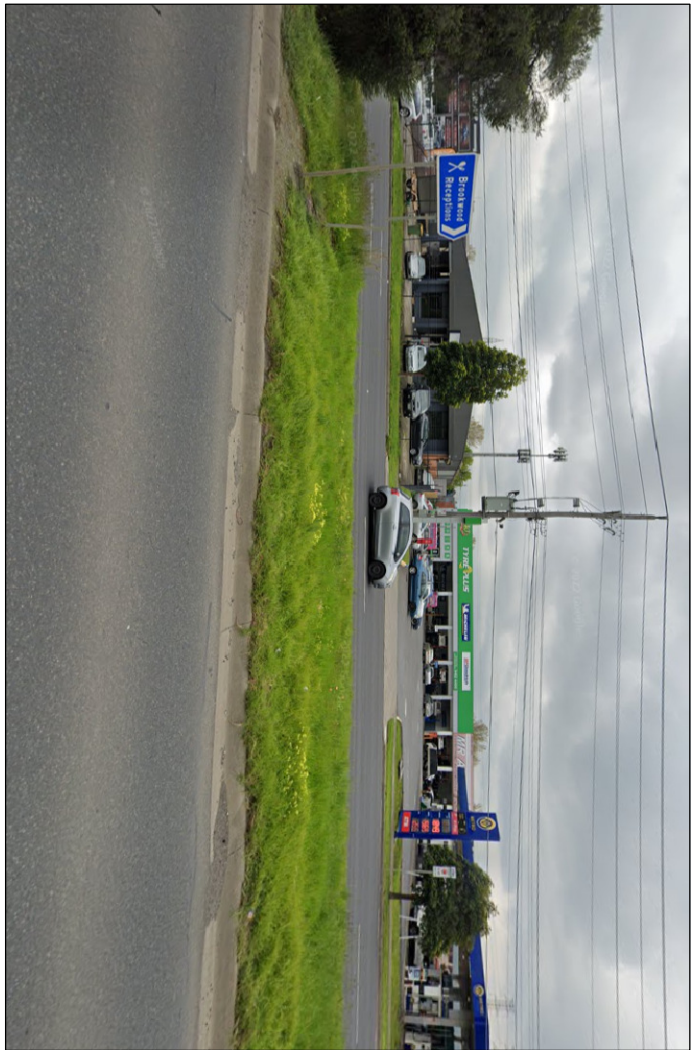
V01



V02



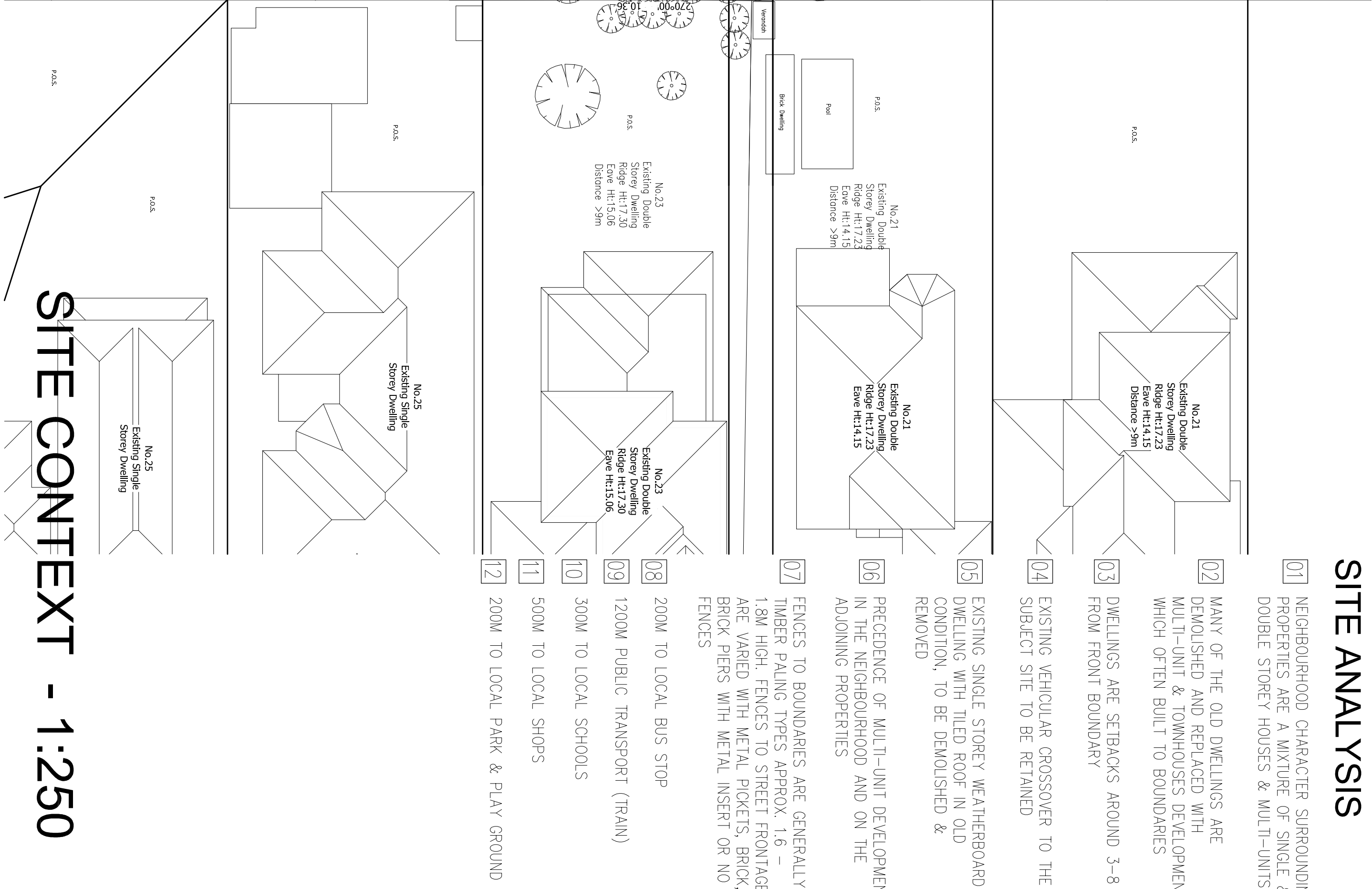
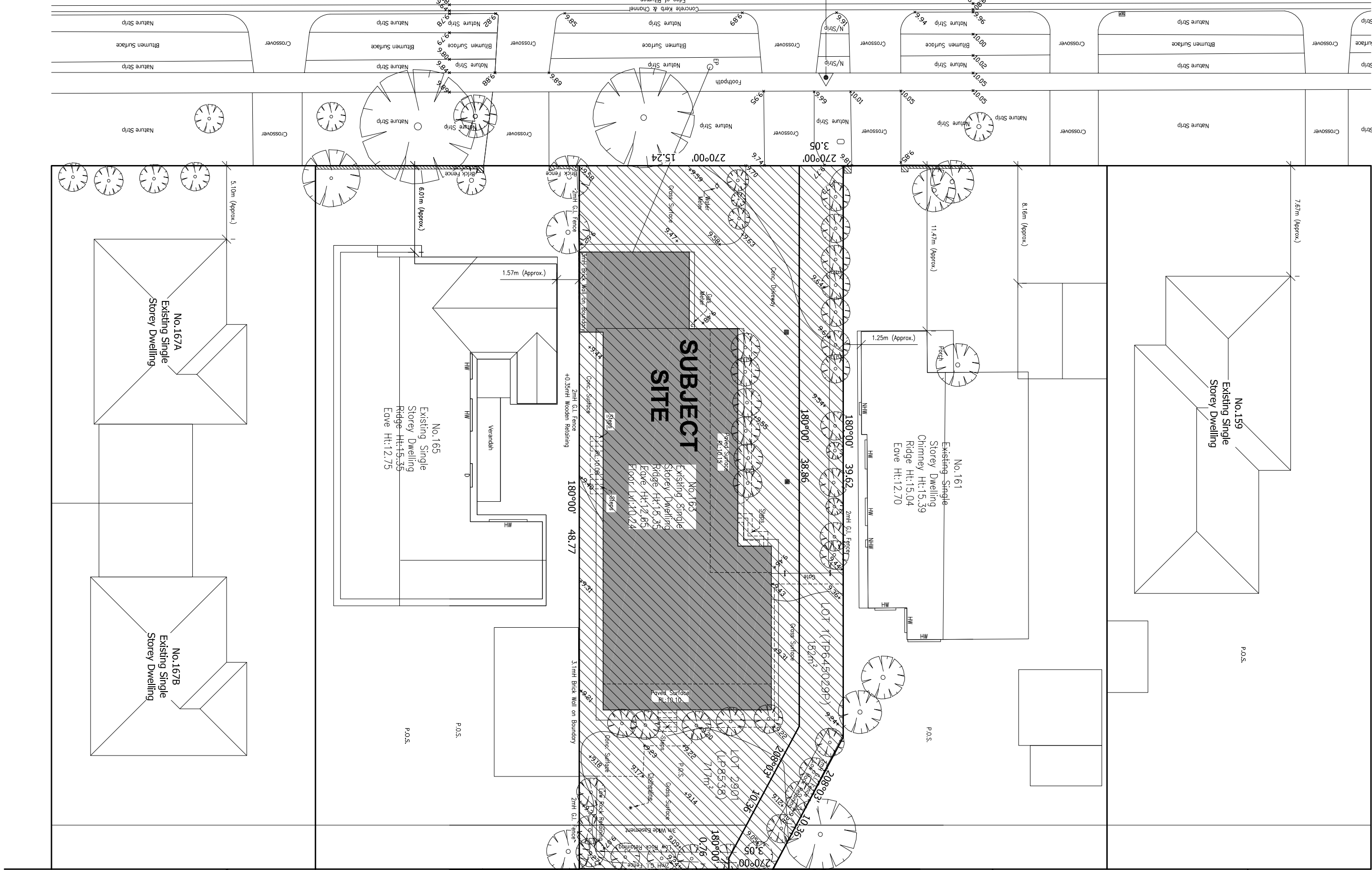
V03



V04



V05

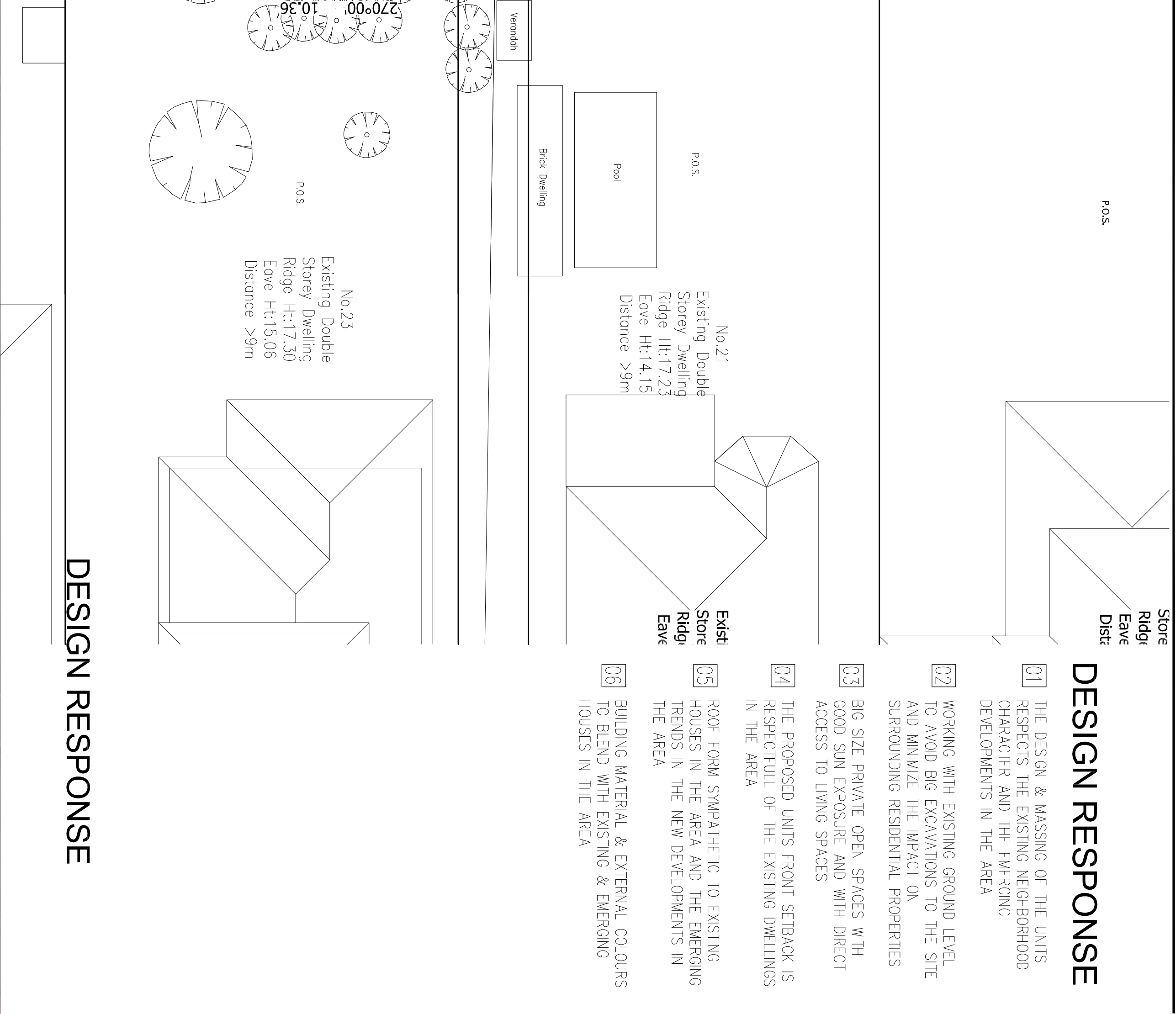
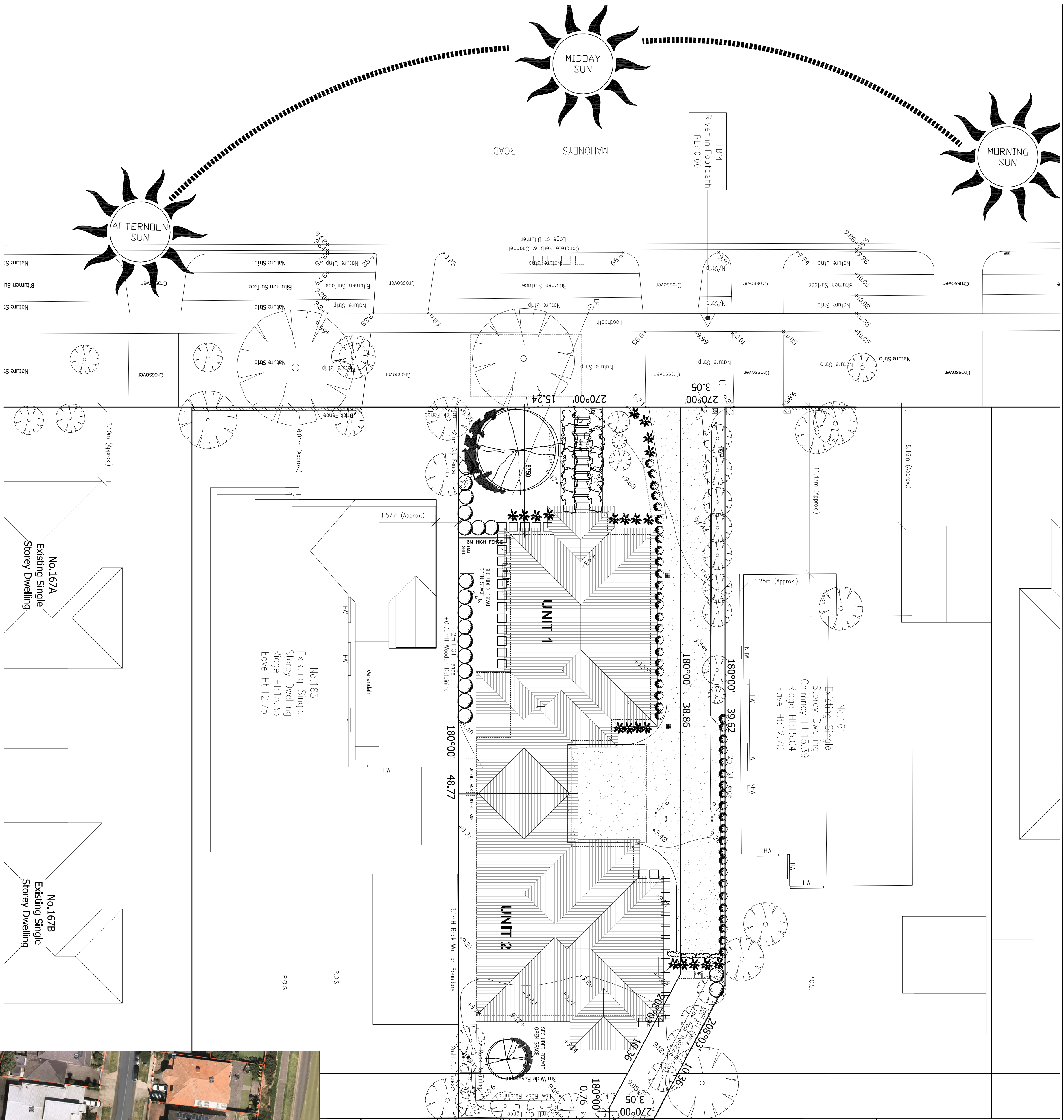


SITE ANALYSIS

- 01 NEIGHBOURHOOD CHARACTER SURROUNDING PROPERTIES ARE A MIXTURE OF SINGLE & DOUBLE STOREY HOUSES & MULTI-UNITS
- 02 MANY OF THE OLD DWELLINGS ARE DEMOLISHED AND REPLACED WITH MULTI-UNIT & TOWNHOUSES DEVELOPMENT WHICH OFTEN BUILT TO BOUNDARIES
- 03 DWELLINGS ARE SETBACKS AROUND 3-8 FROM FRONT BOUNDARY
- 04 EXISTING VEHICULAR CROSSOVER TO THE SUBJECT SITE TO BE RETAINED
- 05 EXISTING SINGLE STOREY WEATHERBOARD DWELLING WITH TILED ROOF IN OLD CONDITION, TO BE DEMOLISHED & REMOVED
- 06 PRECEDENCE OF MULTI-UNIT DEVELOPMENT IN THE NEIGHBOURHOOD AND ON THE ADJOINING PROPERTIES
- 07 FENCES TO BOUNDARIES ARE GENERALLY TIMBER PALING TYPES APPROX. 1.6 - 1.8M HIGH, FENCES TO STREET FRONTAGE ARE VARIED WITH METAL PICKETS, BRICK, BRICK PIERS WITH METAL INSERT OR NO FENCES
- 08 200M TO LOCAL BUS STOP
- 09 1200M PUBLIC TRANSPORT (TRAIN)
- 10 300M TO LOCAL SCHOOLS
- 11 500M TO LOCAL SHOPS
- 12 200M TO LOCAL PARK & PLAY GROUND

SITE CONTEXT - 1:250

entire design & construction			TOWN PLANNING SUBMISSION		
9/3 bronham place, richmond vic 3121			P	02.02.23	TOWN PLANNING SUBMISSION
p.o.box 4, bulleen vic 3105			P1	12.06.23	REVISED TOWN PLANNING SUBMISSION
telephone: 9028 8484			P2	12.06.24	REVISED TOWN PLANNING SUBMISSION
mobile: 0411 118 949					
email: info@entiredesign.com.au					
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163 MAHONYS RD, RESERVOIR			PROPOSED DUAL-OCCUPANCY		
			TP-01		
			REV. P2		
			PROJECT: 2227		
			SCALE: 1:250 @ A1, 1:500 @ A3		
			DATE: FEB. 2023		

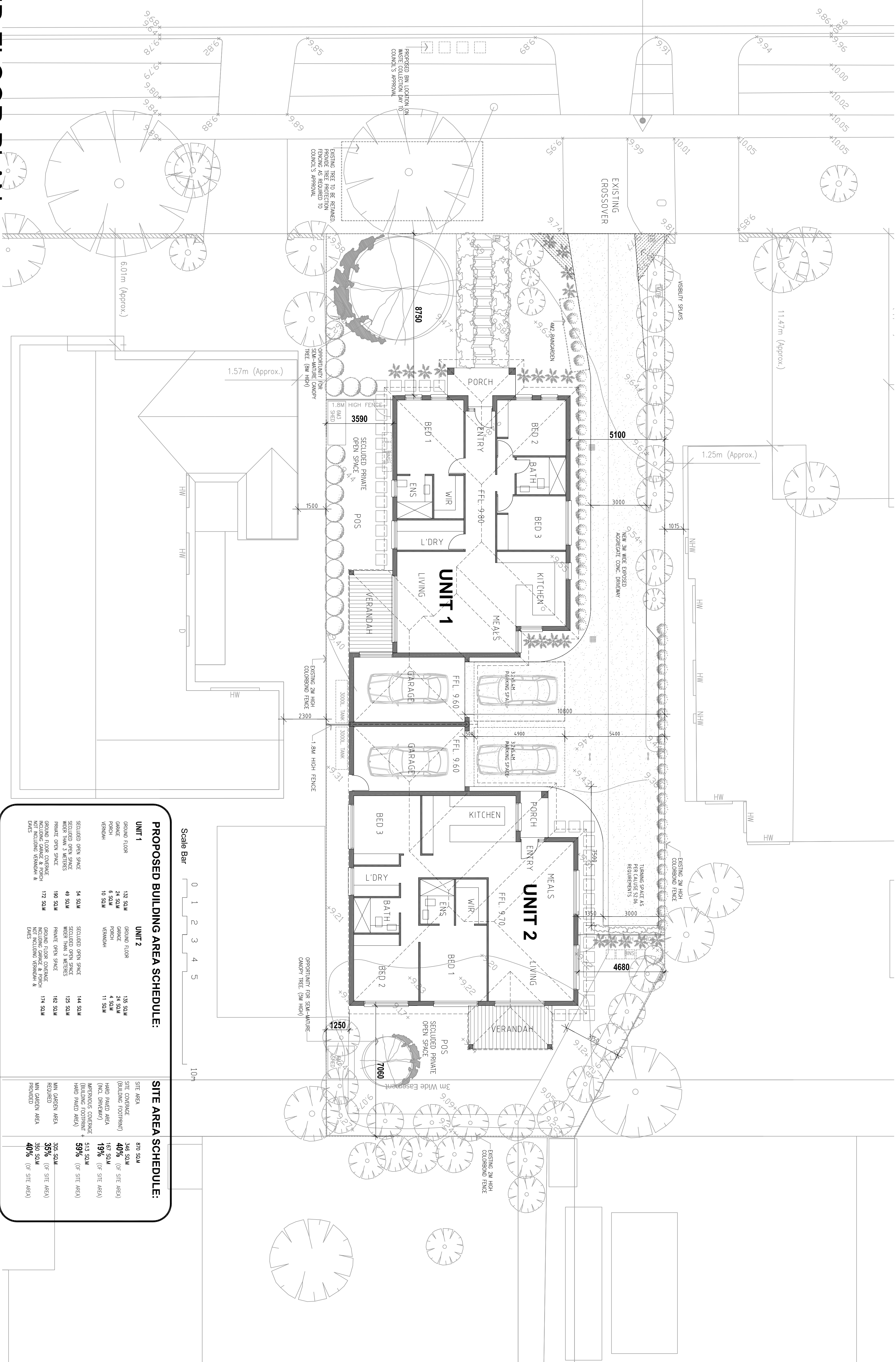


DESIGN RESPONSE



PLANNING ISSUE

entire design & construction 9/3 bromham place, richmond vic 3121 p.o.box 4, bulleen vic 3105 telephone: 9028 8484 mobile: 0411 118 949 email: info@entiredesign.com.au									NOTES: 1. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF ENTIRE DESIGN & CONSTRUCTION PTY. LTD. 2. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENTIRE DESIGN & CONSTRUCTION. N.R.			TOWN PLANNING SUBMISSION PROPOSED DUAL-OCCUPANCY 163 MAHONYS RD, RESERVOIR			DWG No. TP-02		REV. P2	
P	02.02.23	TOWN PLANNING SUBMISSION				PROJECT:		2227										
P1	12.06.23	REVISED TOWN PLANNING SUBMISSION				SCALE:		1:200 @ A1, 1:400 @ A3										
P2	12.06.24	REVISED TOWN PLANNING SUBMISSION				DATE:		FEB. 2023										



GROUND FLOOR PLAN

PLANNING ISSUE

entire design & construction

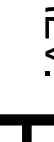
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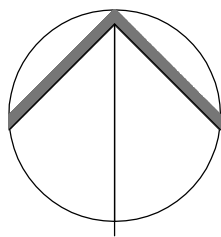
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P1	12.06.23	REVISED TOWN PLANNING SUBMISSION
P2	12.06.24	REVISED TOWN PLANNING SUBMISSION

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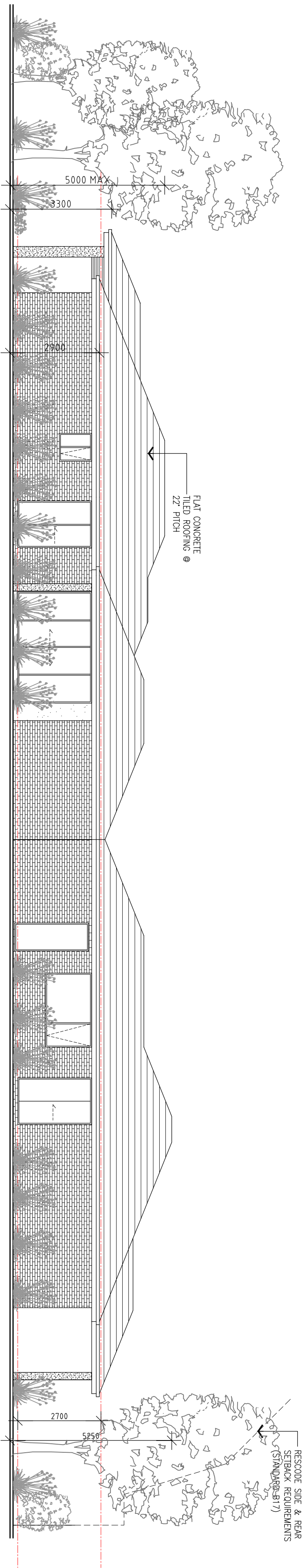
N.B.

TOWN PLANNING SUBMISSION
PROPOSED DUAL-OCCUPANCY
163 MAHONYS RD, RESERVOIR

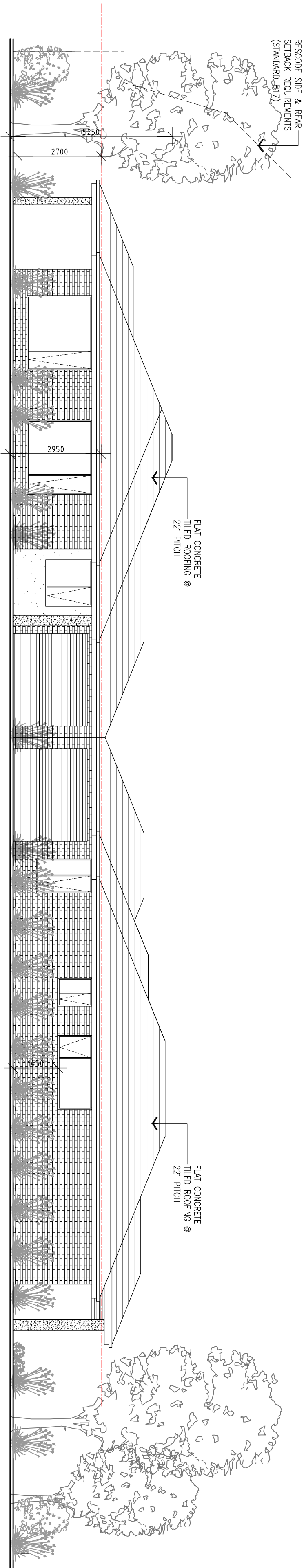
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PROJECT:	2227		
SCALE:	1:100 @ A1, 1:200 @ A3		
DATE:	FEB. 2023		



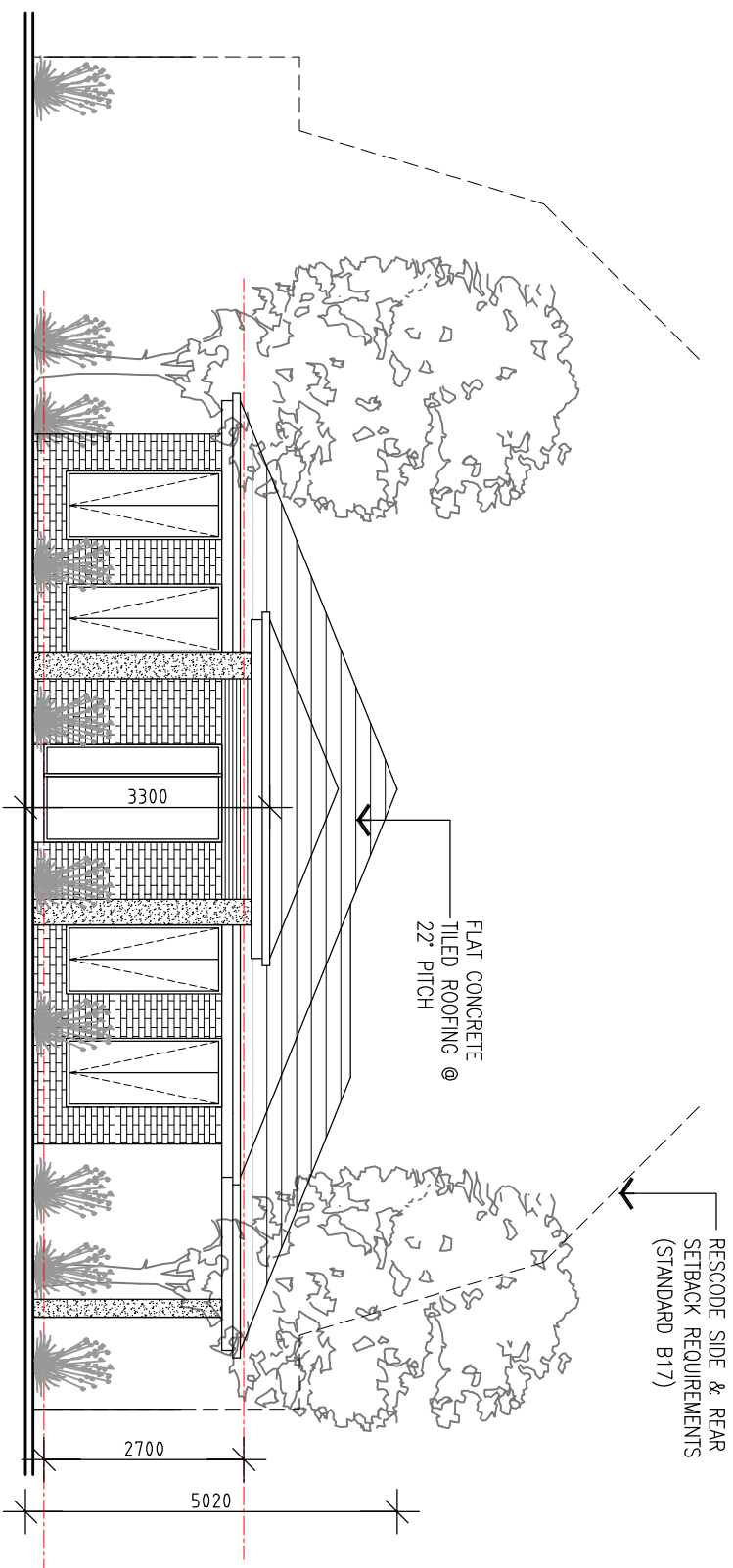
WEST ELEVATION



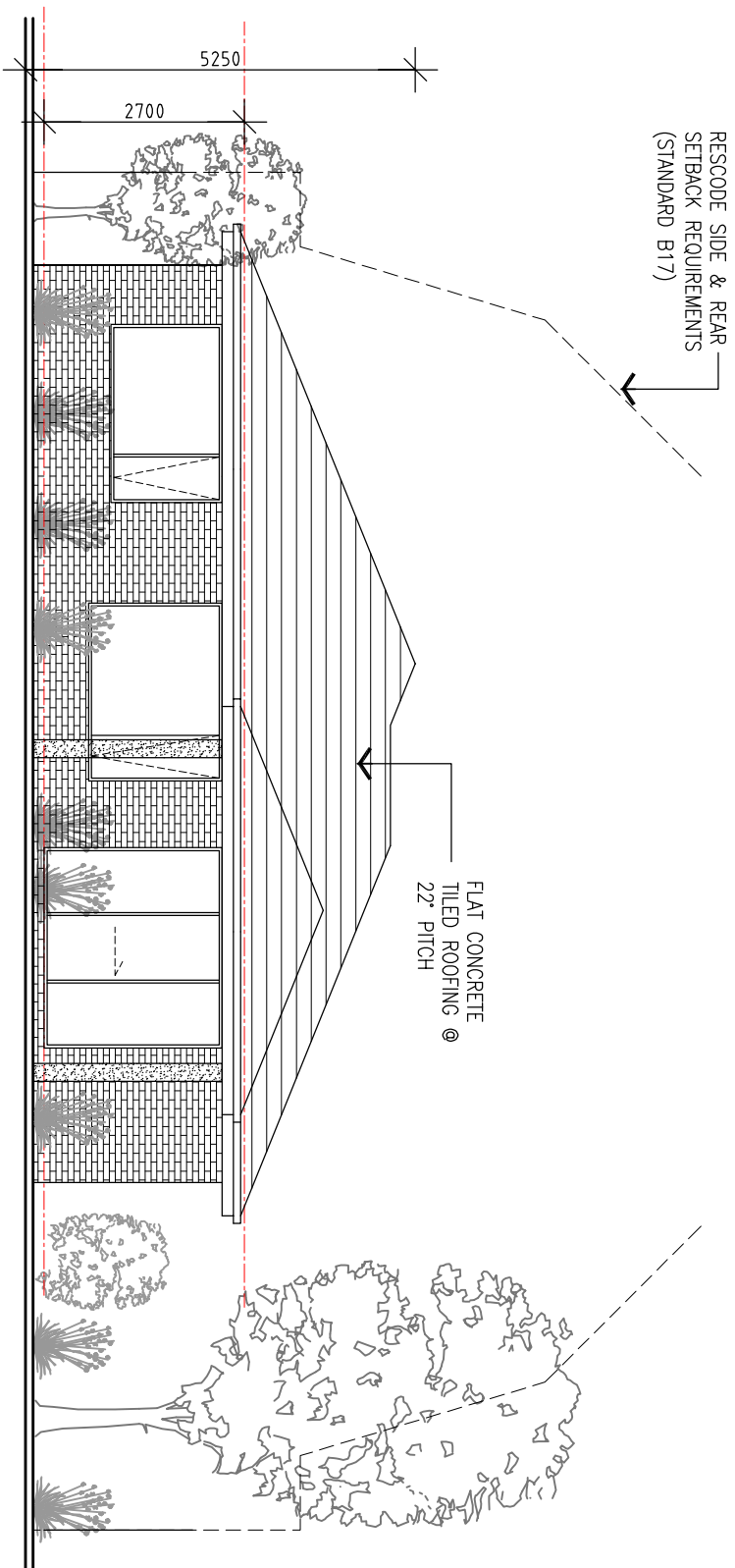
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ELEVATIONS

entire design & construction

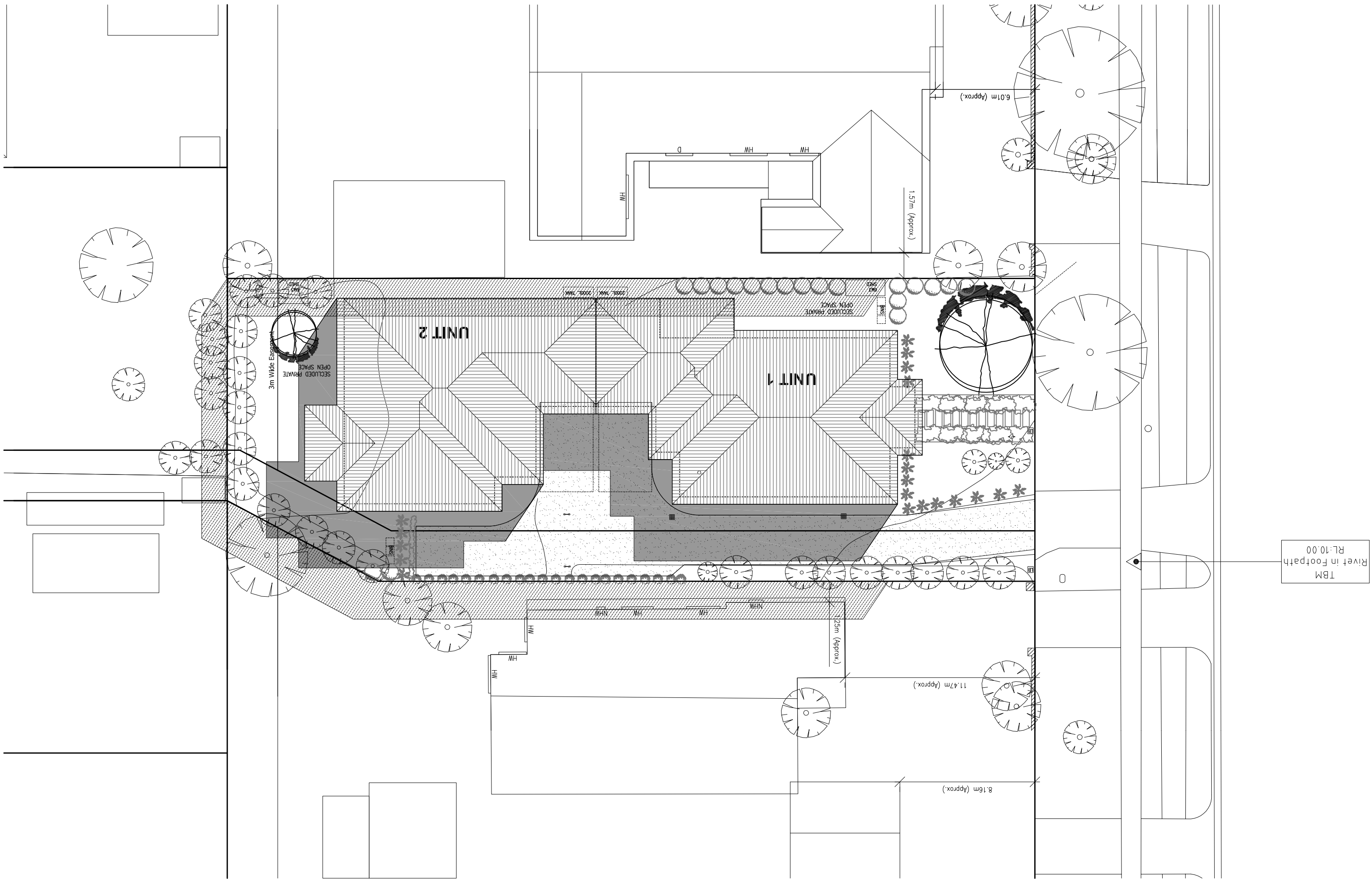
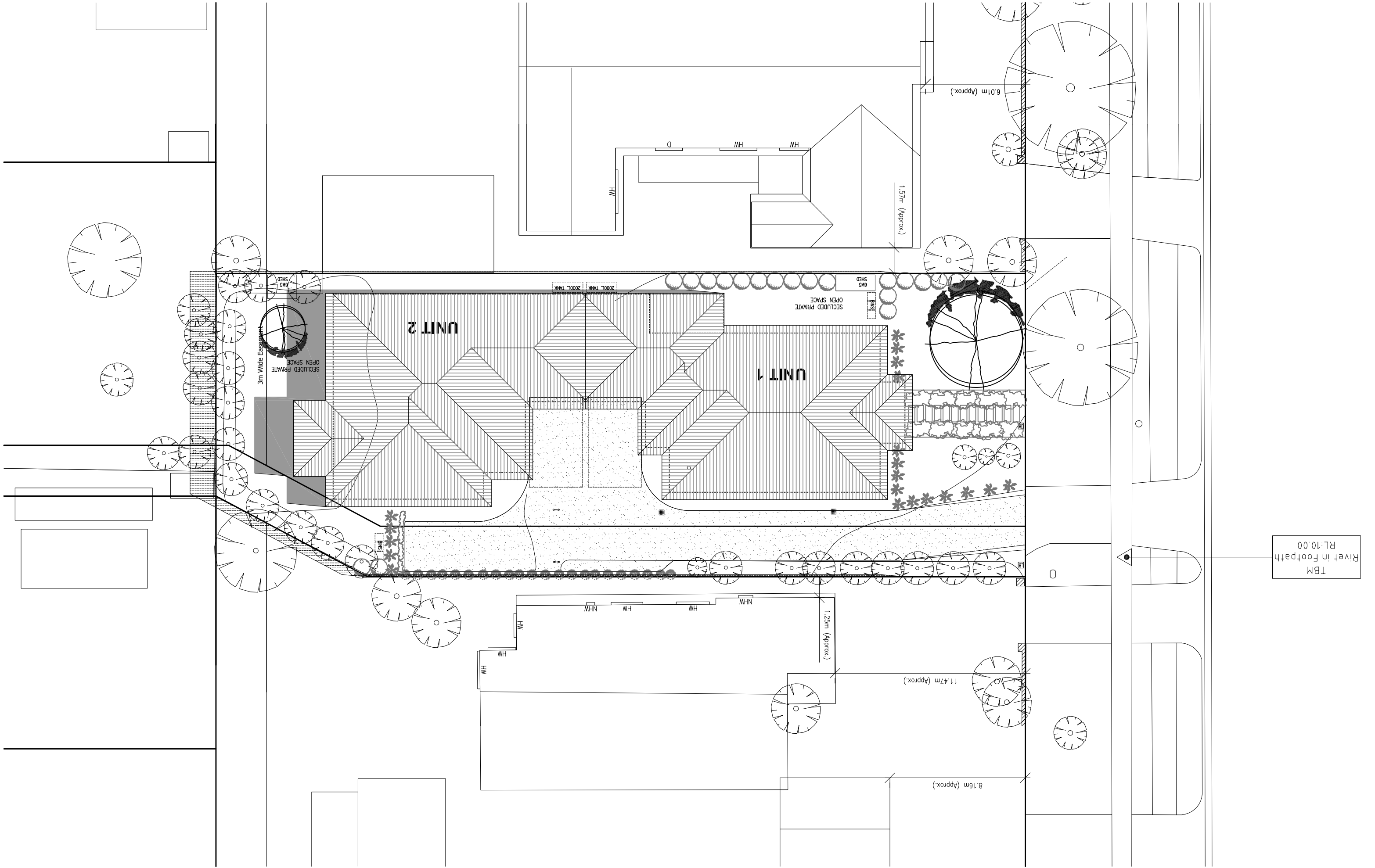
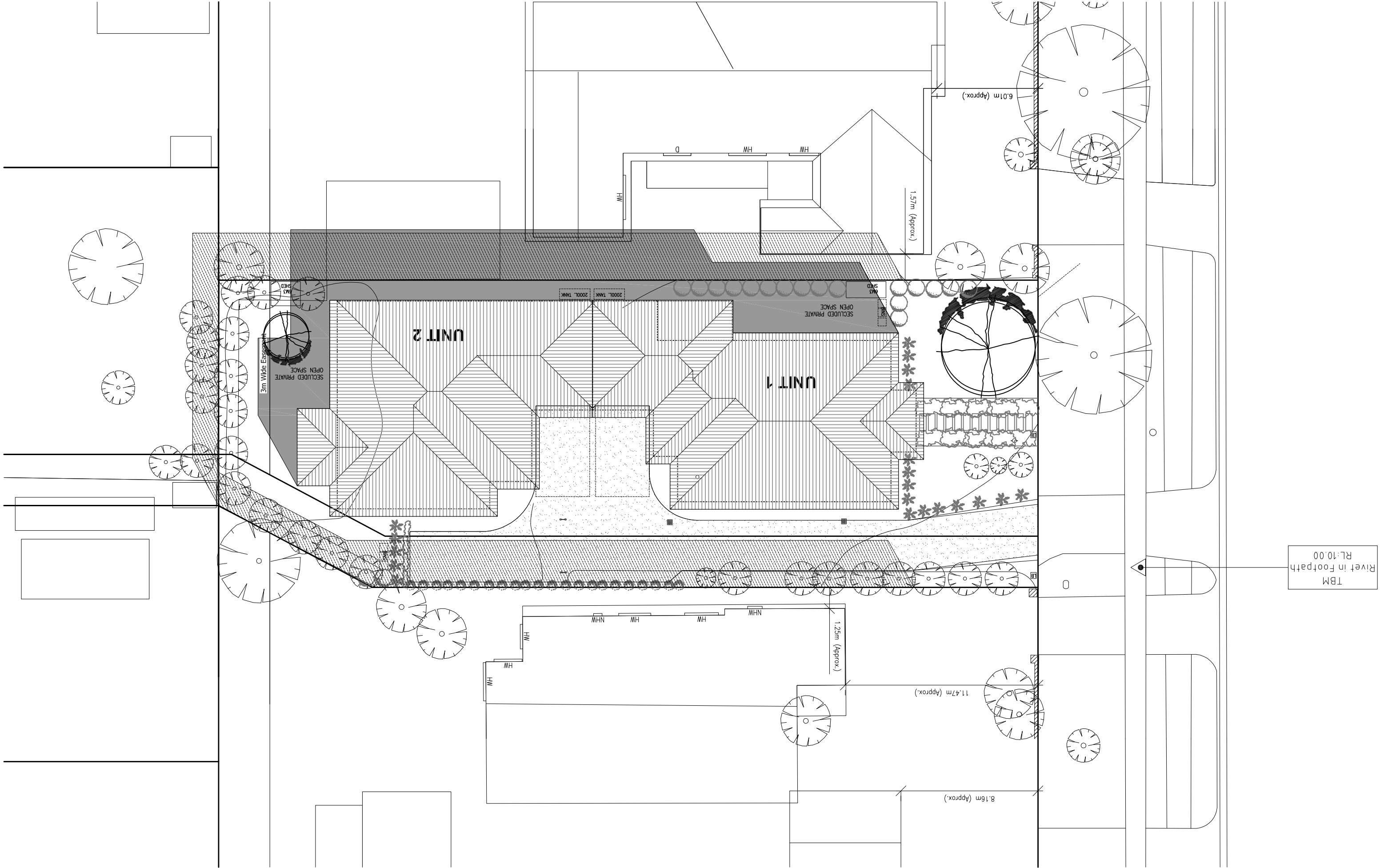
9/3 bromham place, richmond vic 3121
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**TOWN PLANNING SUBMISSION
PROPOSED DUAL-OCCUPANCY
163 MAHONY'S RD, RESERVOIR**

DWG No.	TP-04	REV.	P2
PROJECT:		2227	
SCALE:		1:100 @ A1, 1:200 @ A3	
DATE:		FEB. 2023	
			



EQUINOX SHADOW DIAGRAM (9AM) 1:200

EQUINOX SHADOW DIAGRAM (12PM) 1:200

EQUINOX SHADOW DIAGRAM (3PM) 1:200

- PROPOSED BUILDING SHADOW
- EXISTING FENCE SHADOW

SHADOW DIAGRAM

entire design & construction

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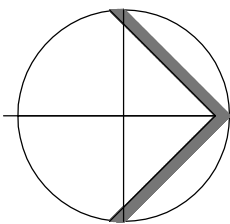
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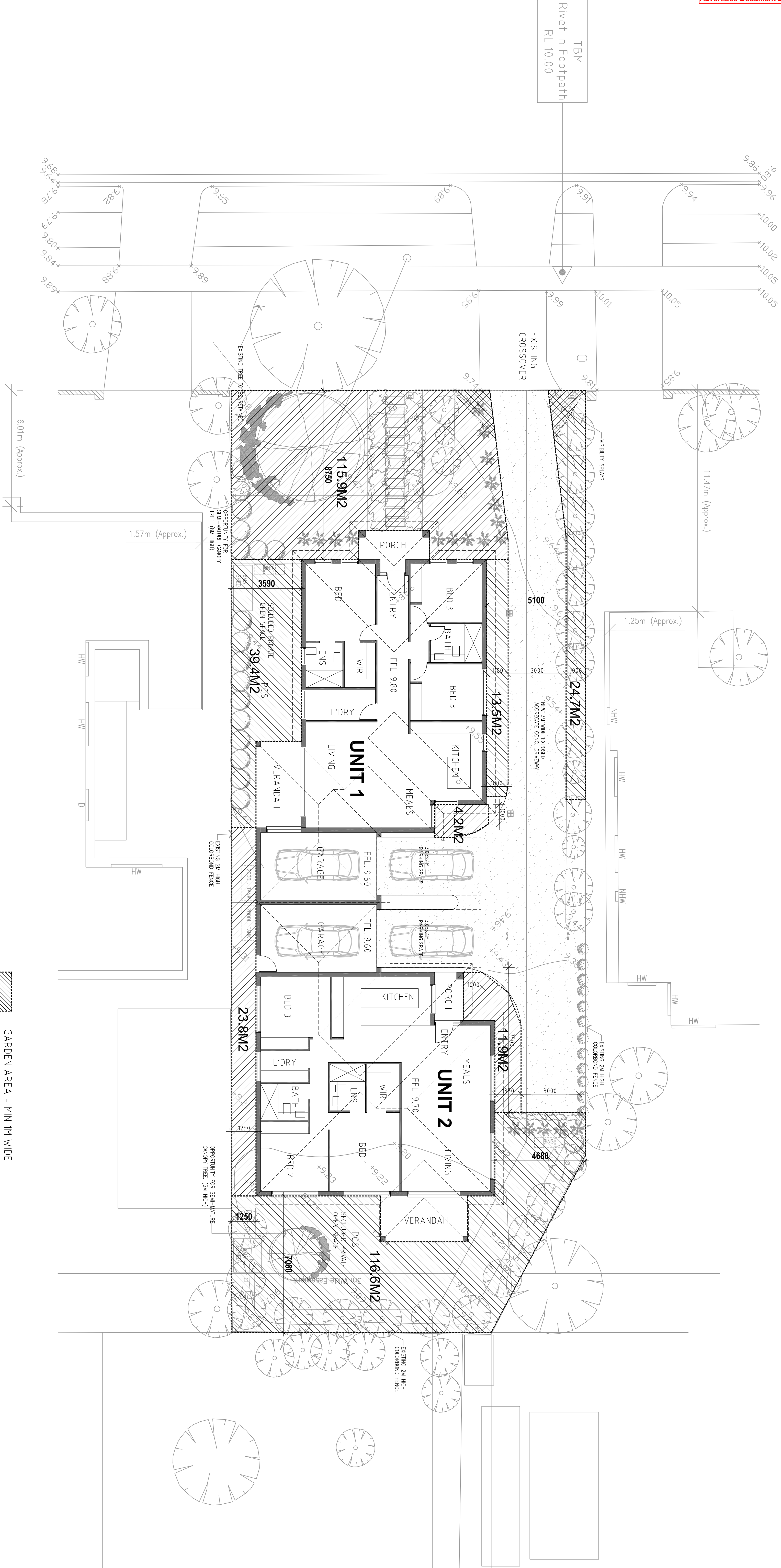
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N/A

TOWN PLANNING SUBMISSION
PROPOSED DUAL-OCCUPANCY
163 MAHONYS RD, RESERVOIR

DWG No.	TP-05	REV.	P2
PROJECT:	2227		
SCALE:	1:200 @ A1, 1:400 @ A3		
DATE:	FEB. 2023		





GARDEN AREA - MIN 1M WIDE
TOTAL GARDEN AREA PROVIDED - 350 M2 (4.0%)
MIN GARDEN AREA REQUIRED - 305 M2 (35%)

GARDEN AREA PLAN

entire design & construction

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TOWN PLANNING SUBMISSION
PROPOSED DUAL-OCCUPANCY
163 MAHONYS RD, RESERVOIR

DWG No.	TP-06	REV.	P2
PROJECT:	2227		
SCALE:	1:100 @ A1, 1:200 @ A3		
DATE:	FEB. 2023		

