

SITE 17, 11 THE AVENUE, MT BULLER

MULTI RESIDENTIAL DEVELOPMENT

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PLAN

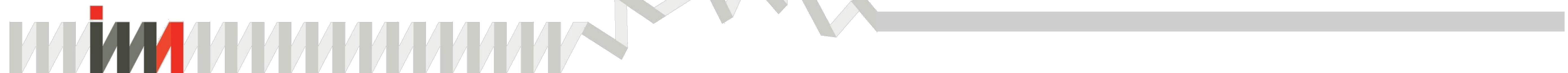


TOWN PLANNING APPLICATION OCTOBER 2025

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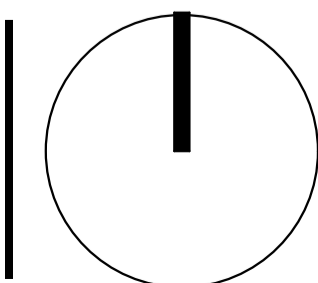
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LOCALITY PLAN

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KEY MAP

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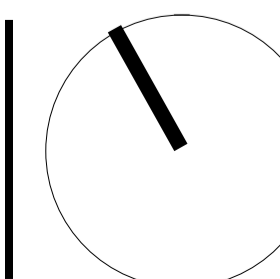


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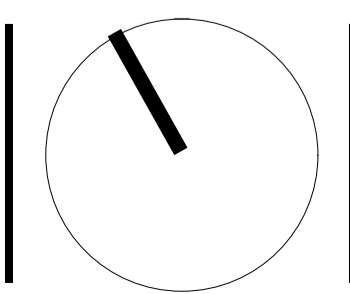
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HAB. HABITABLE ROOM WINDOW ON NEIGHBOURING PROPERTY
NON HAB. NON HABITABLE ROOM WINDOW ON NEIGHBOURING PROPERTY

EXISTING CONDITIONS PLAN

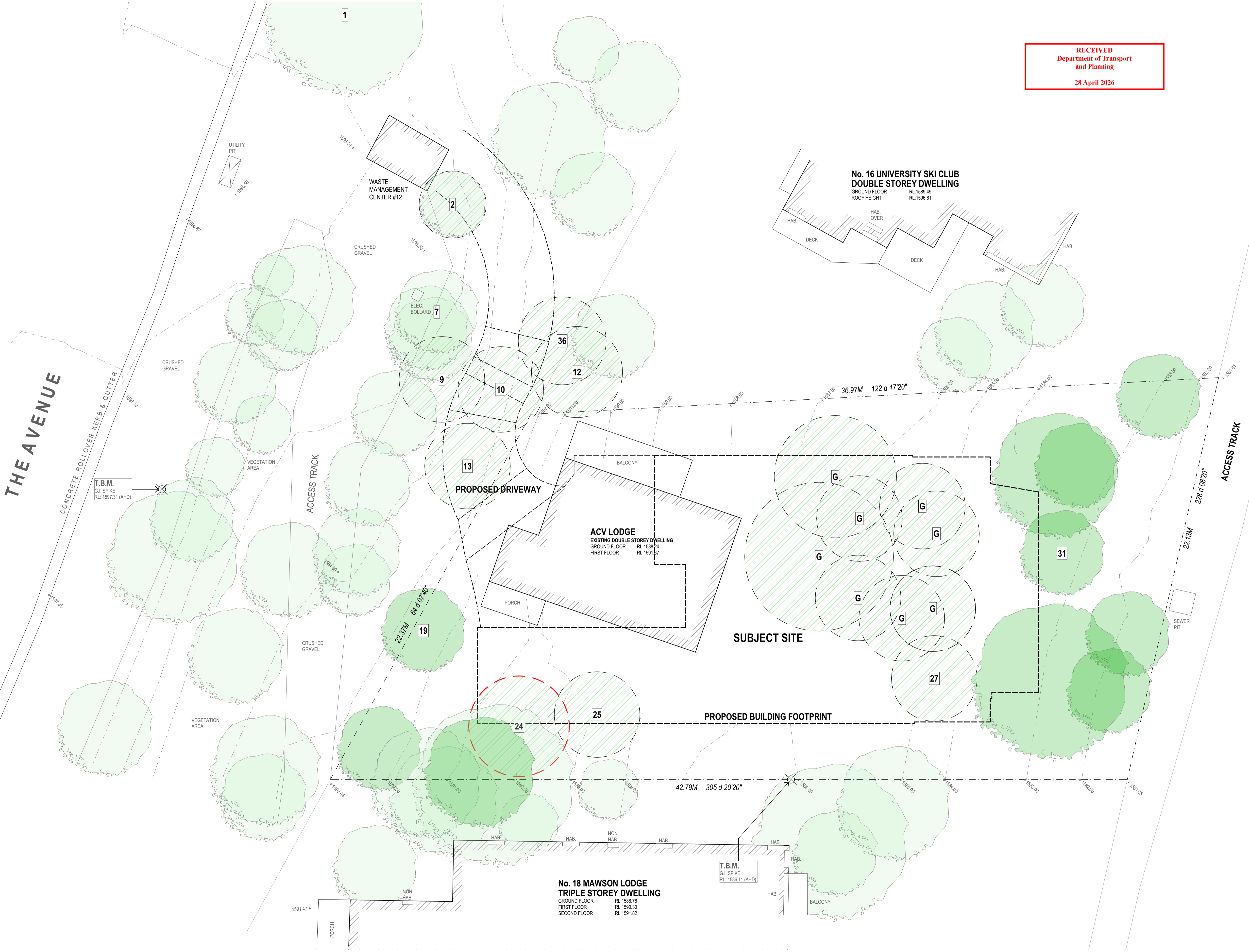
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LEGEND

- EXISTING TREES ON SUBJECT SITE TO REMAIN
- EXISTING TREES ON SUBJECT SITE TO BE REMOVED UNDER THE ORIGINAL PERMIT (PA 1900684)
- EXISTING TREES ON SUBJECT SITE TO BE REMOVED UNDER THE AMENDED PERMIT APPLICATION (PA 1900648-1)
- EXISTING TREES ON NEIGHBOURING PROPERTIES
- EXISTING TREES ID AS PER ARBORICULTURAL IMPACT ASSESSMENT BY OLDMEADOW ARBORICULTURE TREE SPECIALISTS (DATED 23 NOVEMBER 2025)

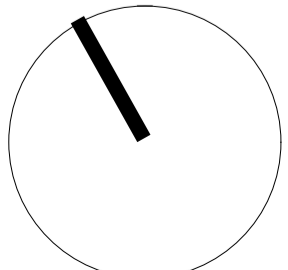
TREE REMOVAL PLAN

IMA
INTERLANDI MANTESSO ARCHITECTS
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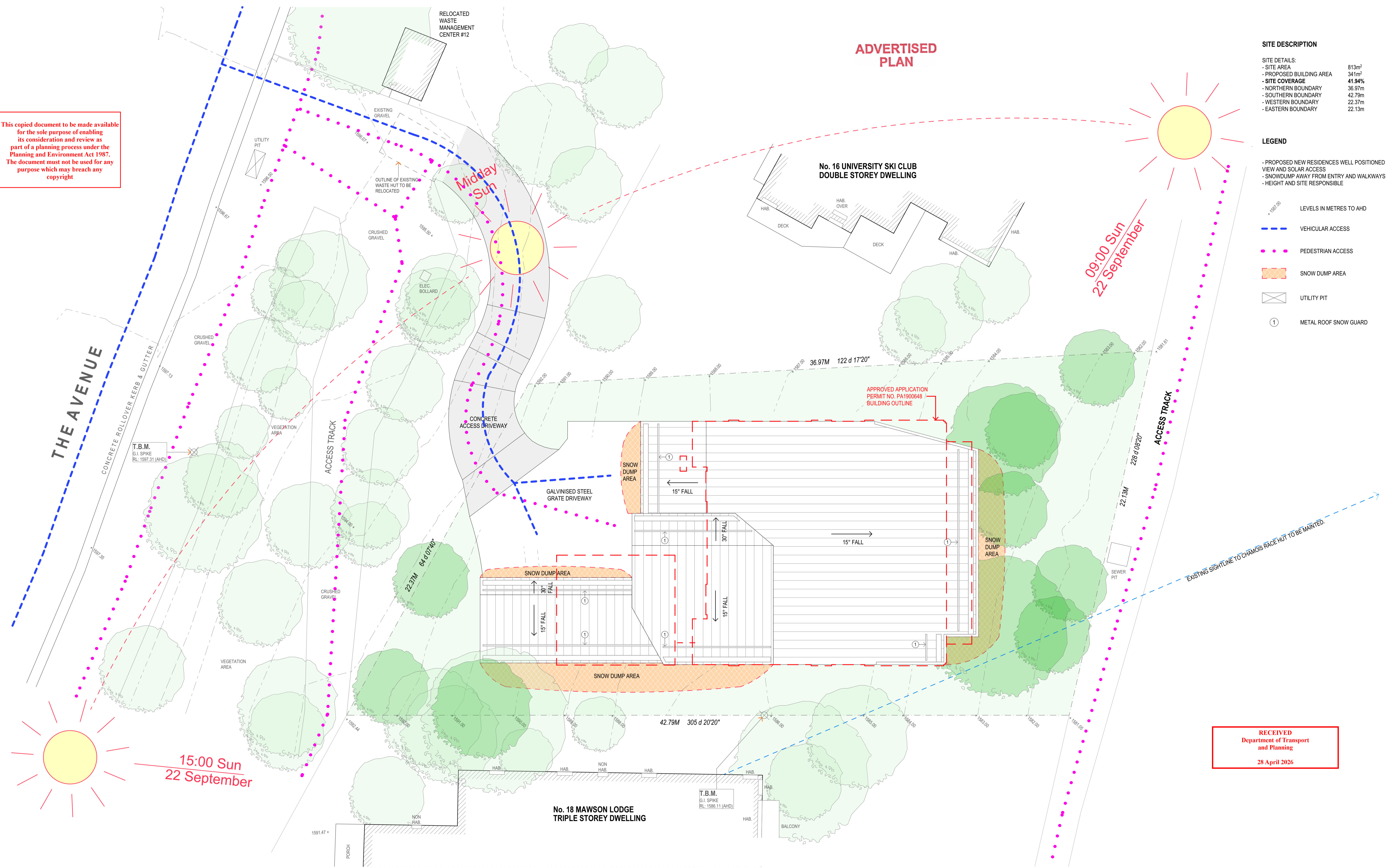
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SITE 17, 11 THE AVENUE, MT BULLER
DRAWING TITLE **TREE REMOVAL PLAN**

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SITE DESCRIPTION

SITE DETAILS:

- SITE AREA	813m ²
- PROPOSED BUILDING AREA	341m ²
- SITE COVERAGE	41.94%
- NORTHERN BOUNDARY	36.97m
- SOUTHERN BOUNDARY	42.79m
- WESTERN BOUNDARY	22.37m
- EASTERN BOUNDARY	22.13m

LEGEND

- PROPOSED NEW RESIDENCES WELL POSITIONED VIEW AND SOLAR ACCESS
 - SNOWDUMP AWAY FROM ENTRY AND WALKWAYS
 - HEIGHT AND SITE RESPONSIBLE
- | | |
|-----------|-------------------------|
| + 1587.00 | LEVELS IN METRES TO AHD |
| --- | VEHICULAR ACCESS |
| ... | PEDESTRIAN ACCESS |
| ■ | SNOW DUMP AREA |
| ⊗ | UTILITY PIT |
| ① | METAL ROOF SNOW GUARD |

DESIGN RESPONSE PLAN

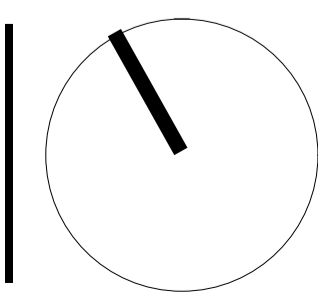


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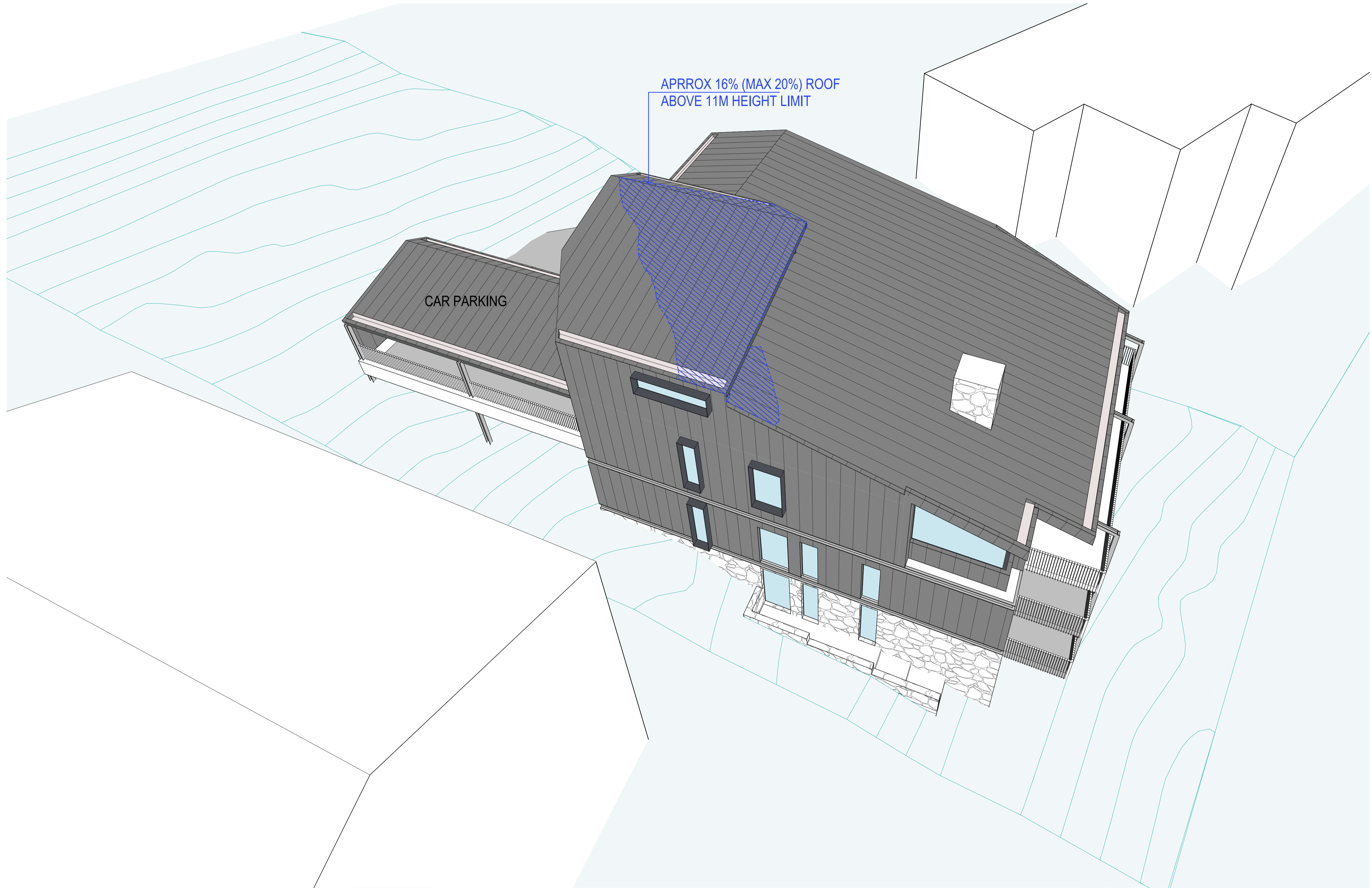
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BUILDING HEIGHT ANALYSIS



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NORTH WEST STREETScape VIEW

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PROJECT MULTI RESIDENTIAL DEVELOPMENT
 SITE 17, 11 THE AVENUE, MT BULLER
 DRAWING TITLE VISUAL AID

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SOUTH EAST 3D VIEW

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 SITE 17, 11 THE AVENUE, MT BULLER
 DRAWING TITLE
 VISUAL AID



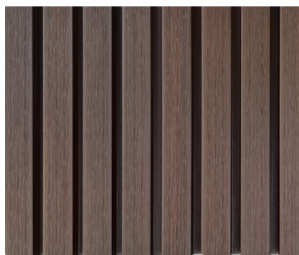



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EXTERIOR MATERIAL CONCEPT

- 1  STANDING SEAM METAL SHEET 'DULUX - COLORBOND - MONUMENT MATTE NON - REFLECTIVE FINISH TO PROPOSED ROOF
- 2  GRANITE NATURAL STONE VENEER WALLS 'GLENROWAN - GREY'
- 3  COMPOSITE TIMBER CLADDING - WALNUT COLOUR
- 4  GALVANISED STEEL - SQUARE TUBE PROFILE - METAL FINISH COLOUR
- 5  GALVANISED STEEL - WEBFORGE GRATE PROFILE - METAL FINISH COLOUR
- 6  CLEAR IGU WINDOW/ GLAZING SYSTEM

NOTE:
ALL EXTERNAL MATERIALS (INCLUDING, BUT NOT LIMITED TO CLADDING, INSULATION, WINDOWS, DOORS), STRUCTURE, SERVICES & CONSTRUCTION METHOD ARE TO COMPLY WITH STANDARD OF BAL 40.

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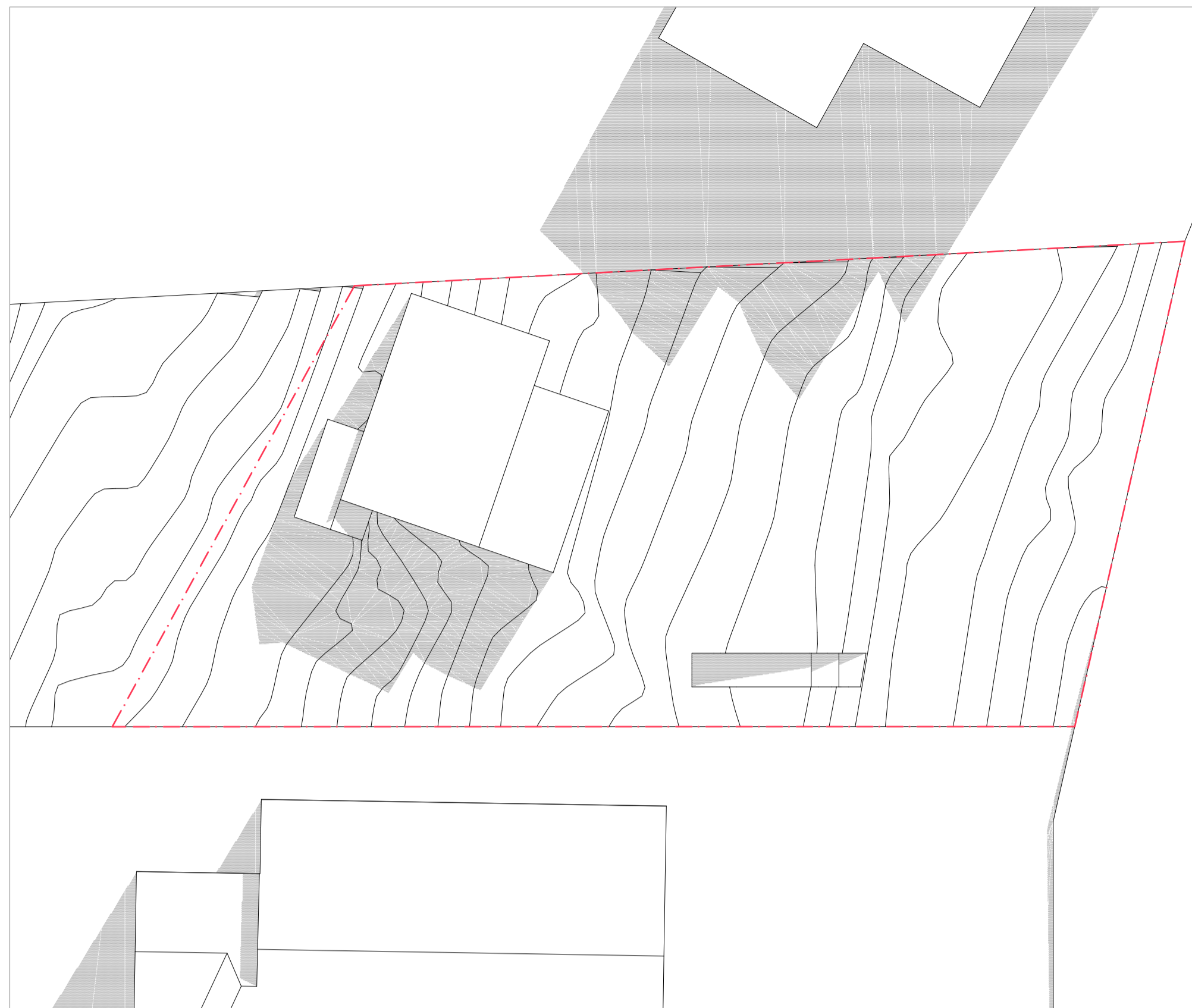
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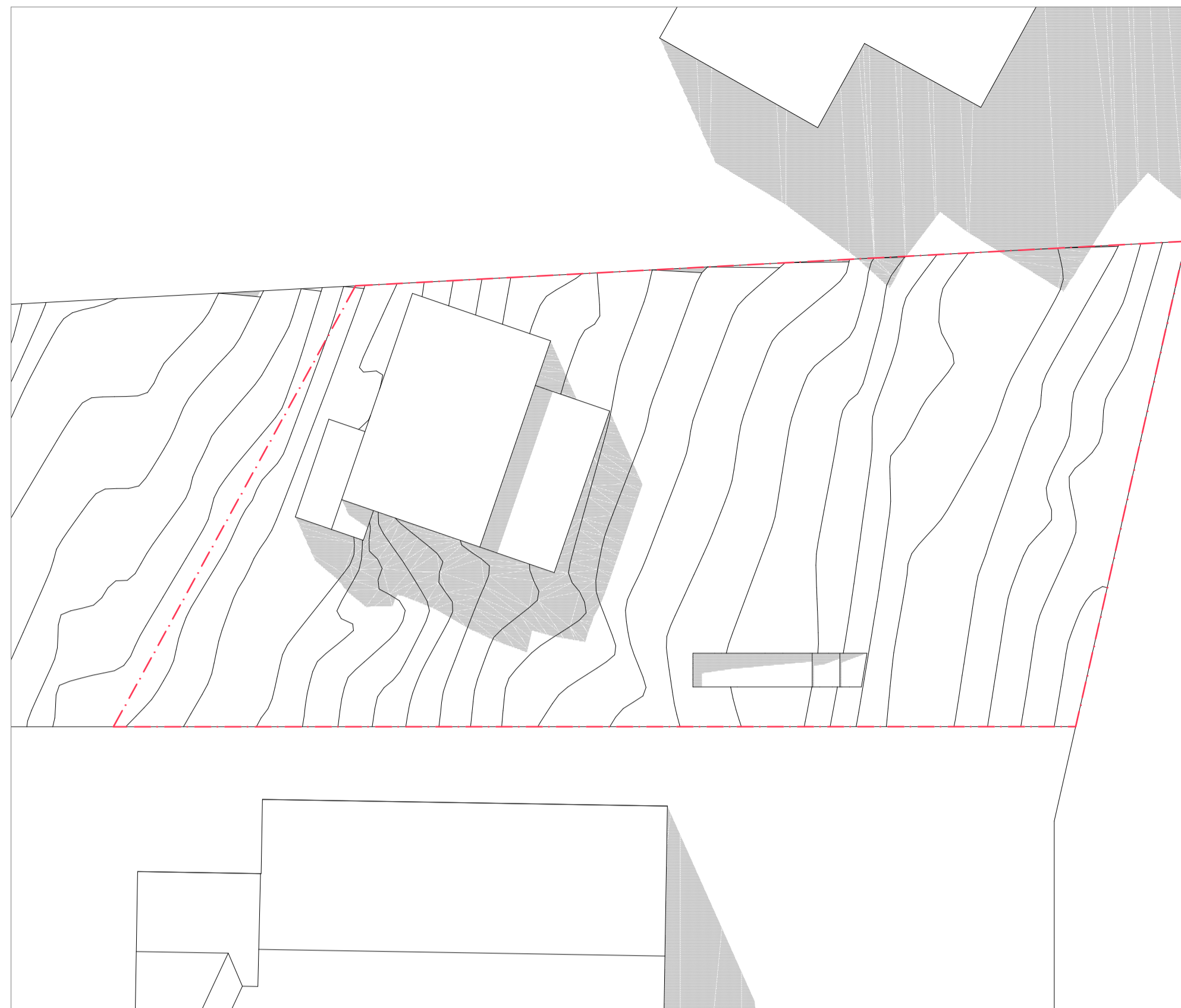
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DRAWING TITLE VISUAL AID / MATERIALITY

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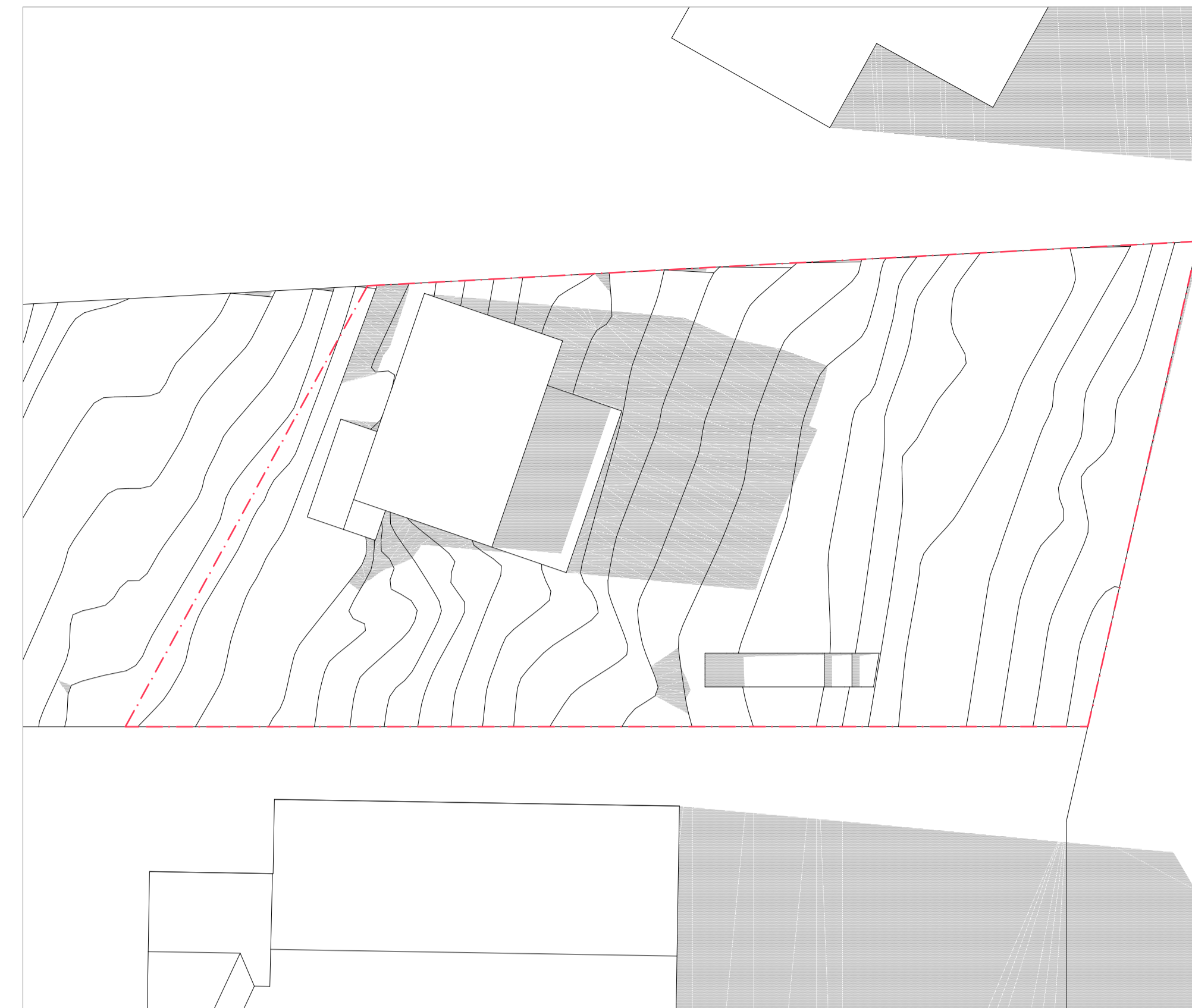
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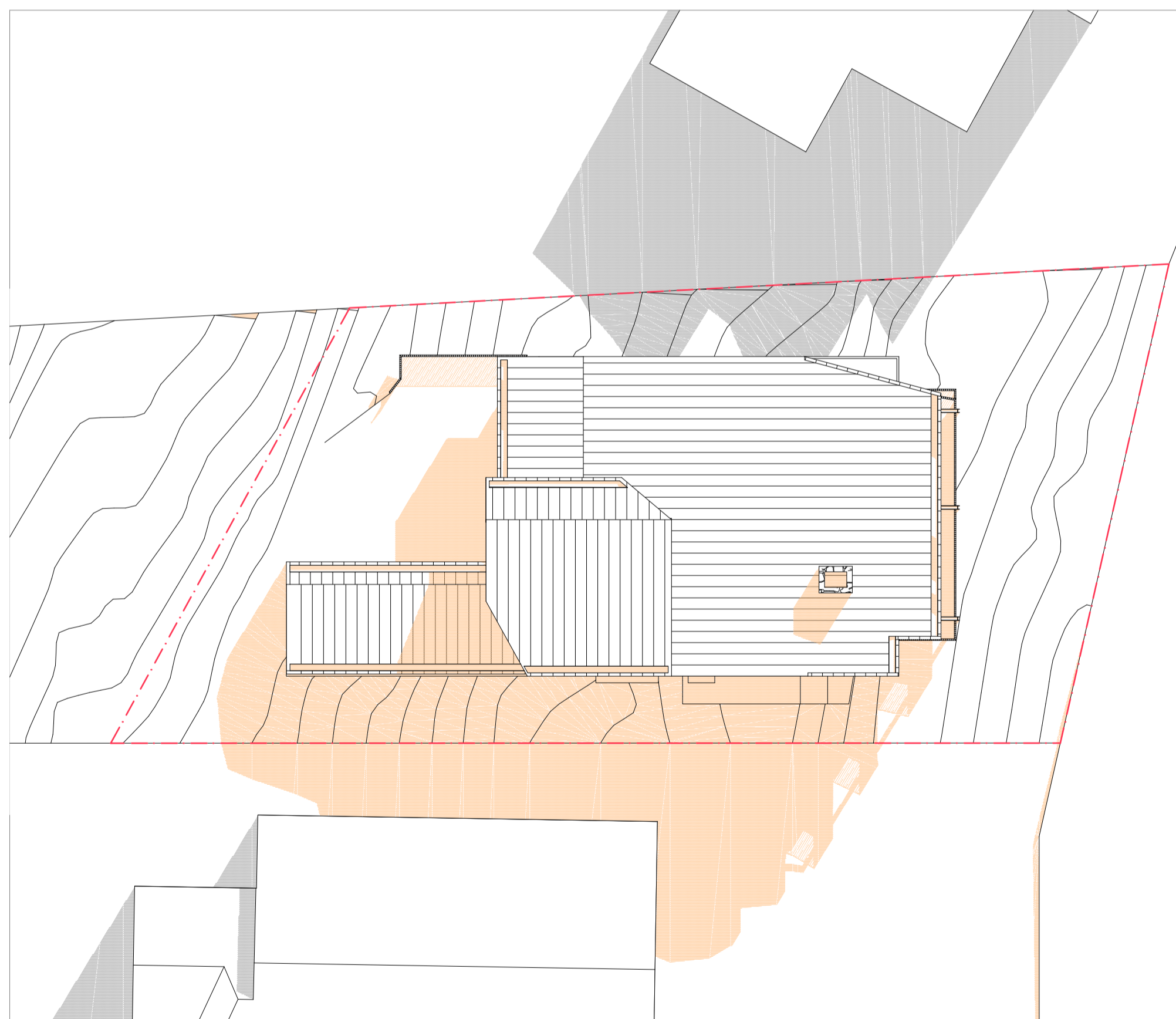
EXISTING SHADOW DIAGRAM 9AM



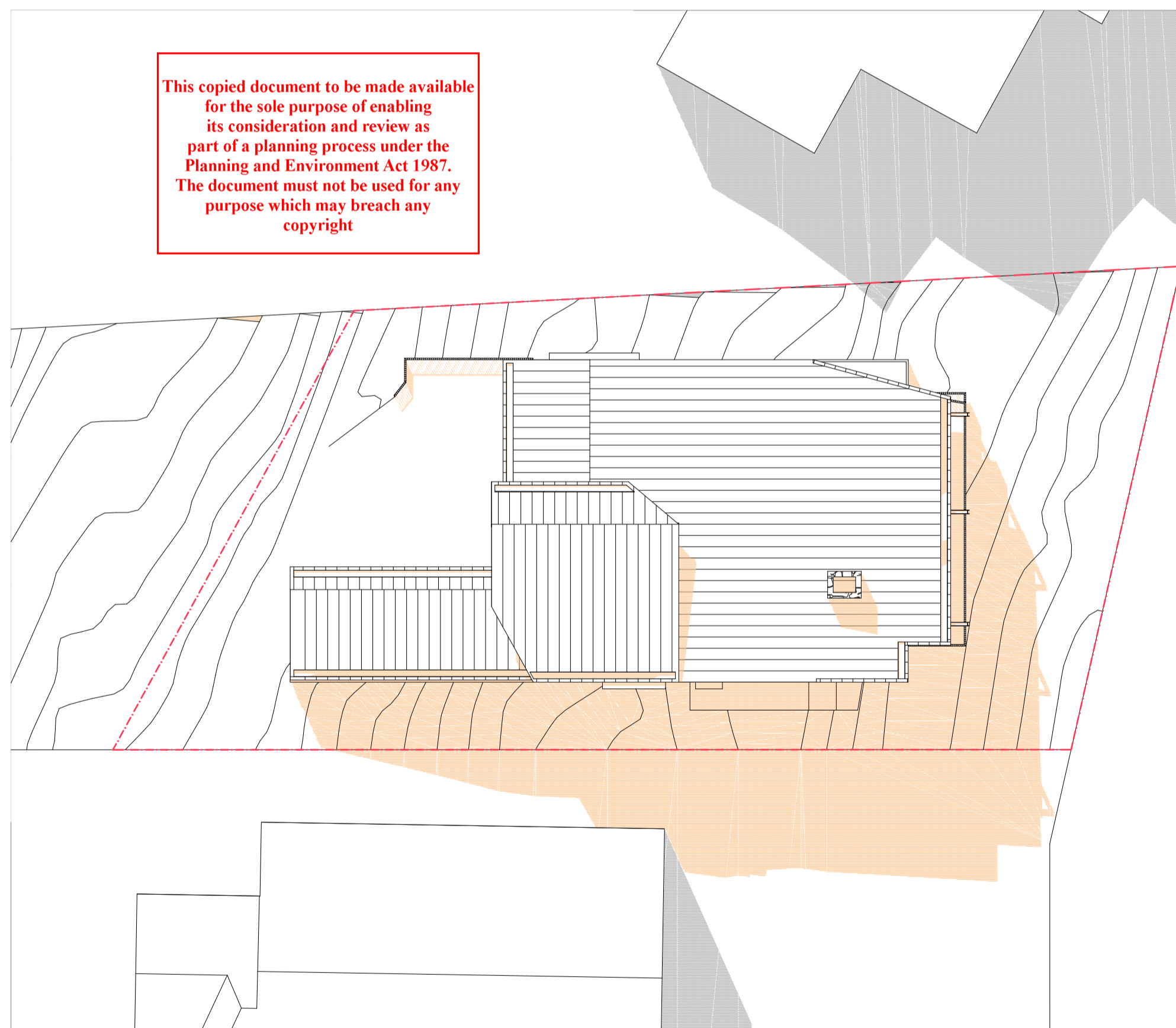
EXISTING SHADOW DIAGRAM 12PM



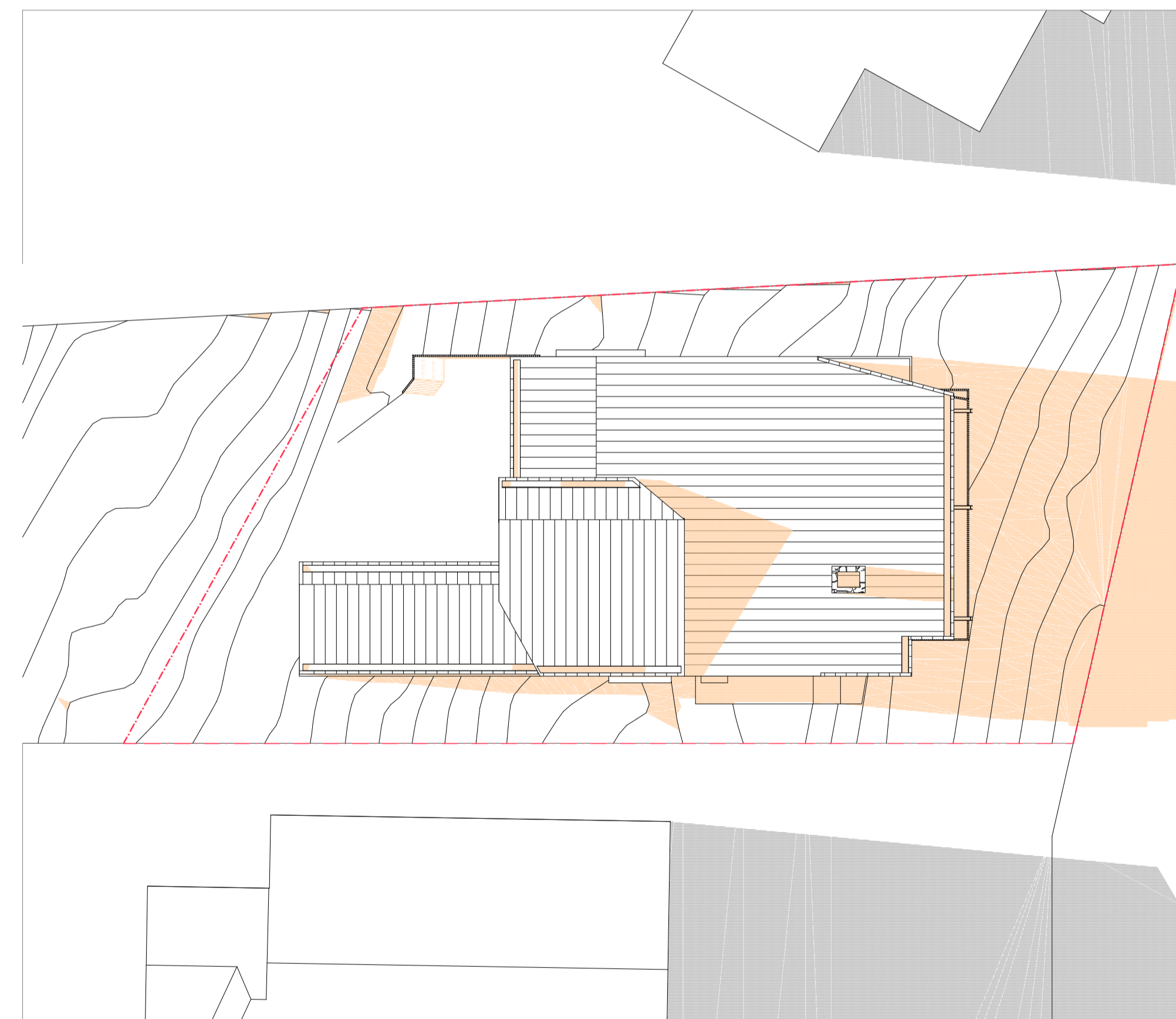
EXISTING SHADOW DIAGRAM 3PM



PROPOSED SHADOW DIAGRAM 9AM



PROPOSED SHADOW DIAGRAM 12PM



PROPOSED SHADOW DIAGRAM 3PM

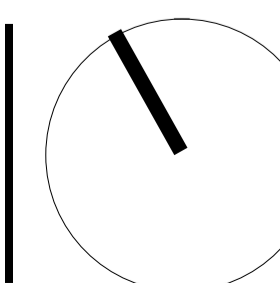
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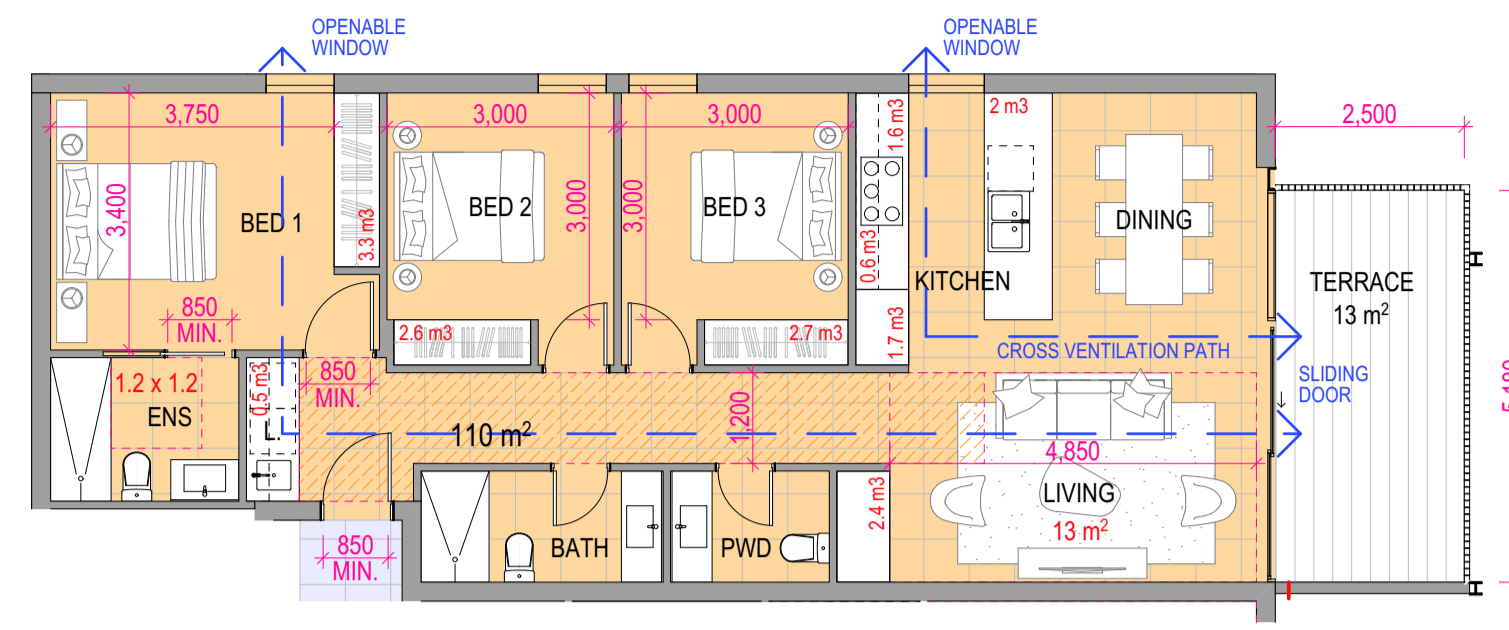
- EXISTING SHADOW
- ADDITIONAL SHADOW FROM PROPOSED BUILDING

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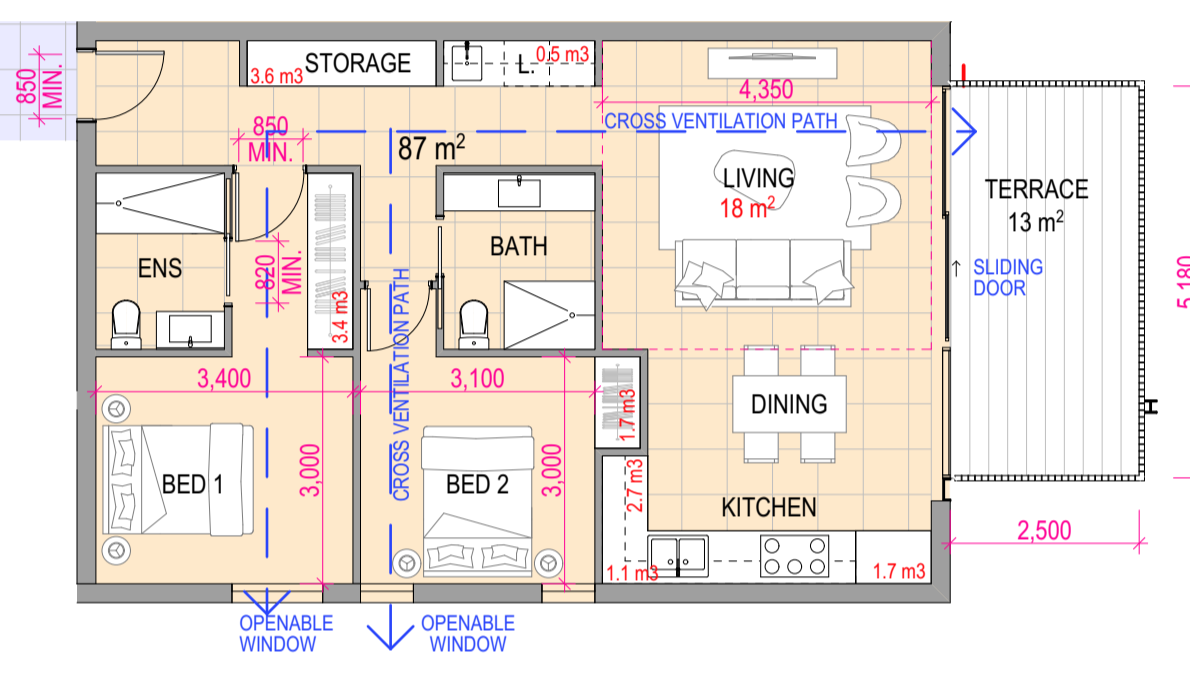


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APARTMENT 101 & 201
 FLOOR AREA = 110m²
 STORAGE WITHIN DWELLING = 17.4 m³
 EXTERNAL STORAGE = 10 m³
 TOTAL = 27.4 m³
 CLAUSE 58 ACCESSIBILITY STANDARD = YES
 ADAPTABLE = YES
 NATURAL CROSS VENTILATION = YES
 INTERNAL SWING DOOR WIDTH (CLEAR) = YES
 ACCESSIBLE BATHROOM AS PER TABLE D7 = YES



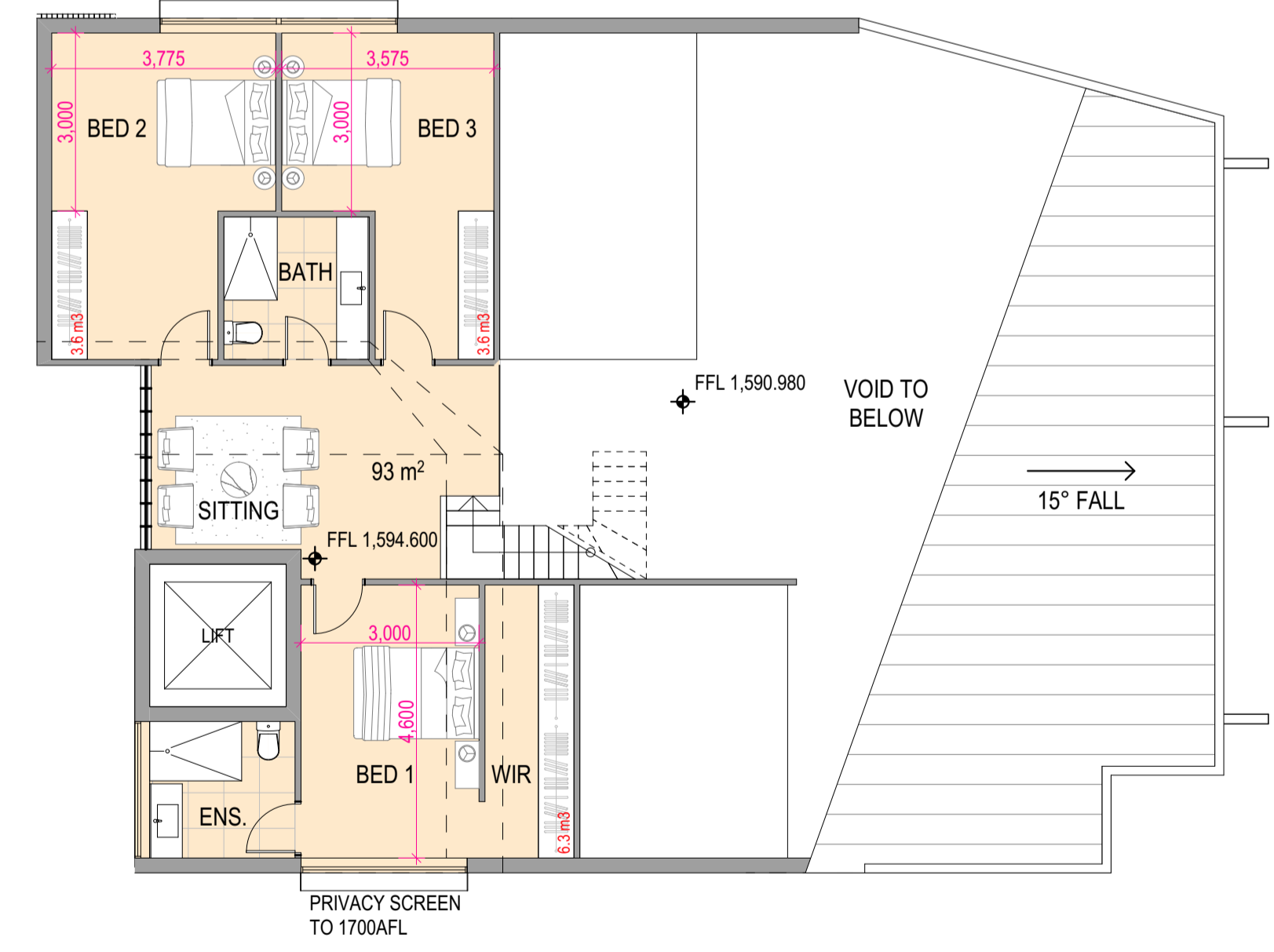
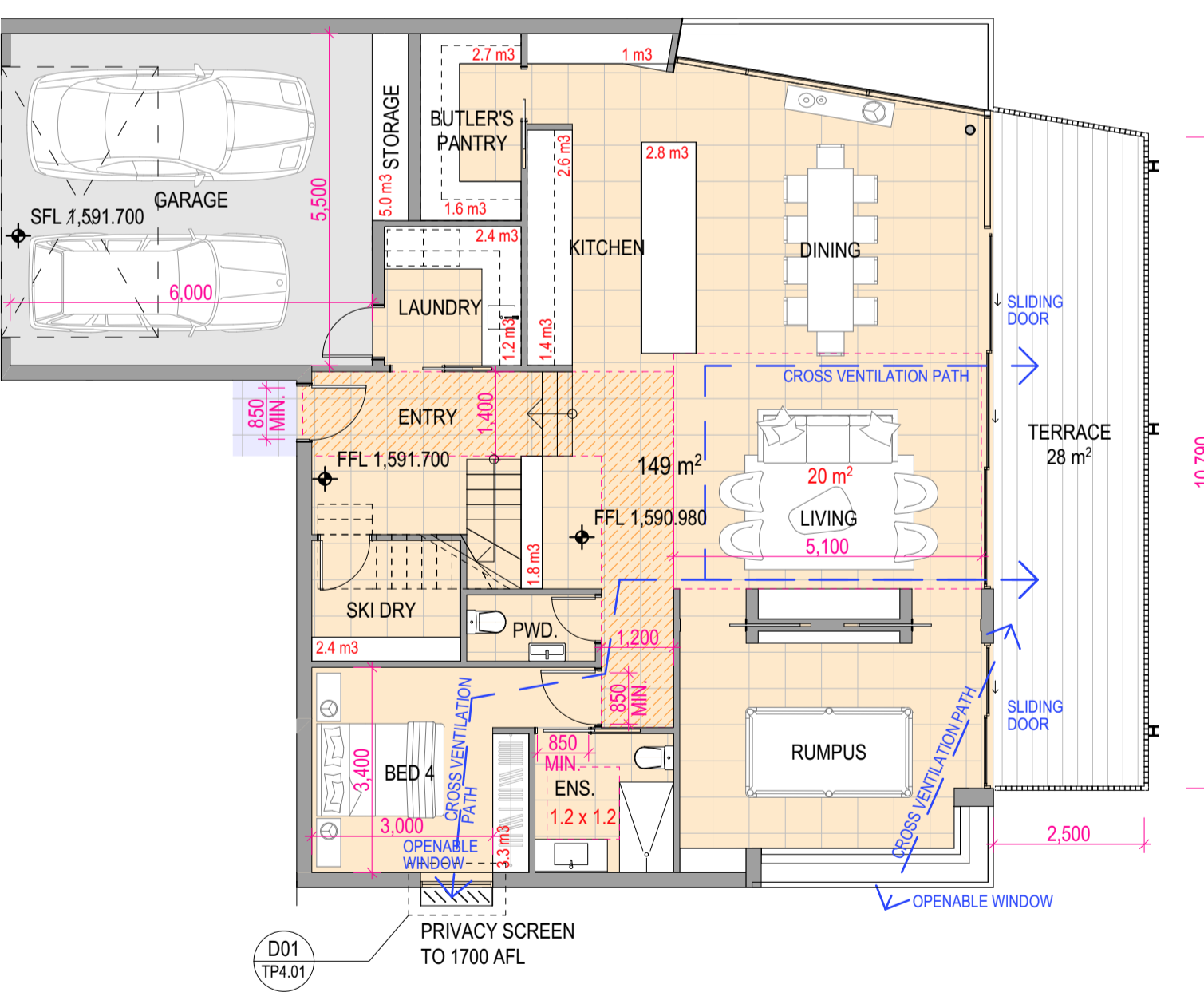
APARTMENT 102 & 202
 FLOOR AREA = 87 m²
 STORAGE WITHIN DWELLING = 14.7 m³
 EXTERNAL STORAGE = 10 m³
 TOTAL = 24.7 m³
 CLAUSE 58 ACCESSIBILITY STANDARD = NO
 ADAPTABLE = NO
 NATURAL CROSS VENTILATION = YES
 INTERNAL SWING DOOR WIDTH (CLEAR) = YES
 ACCESSIBLE BATHROOM AS PER TABLE D7 = NO



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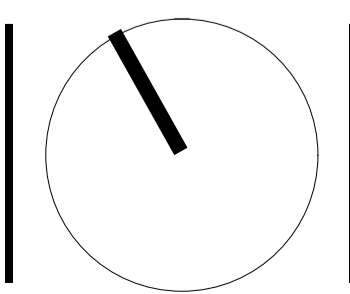
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PENTHOUSE
 GROUND FLOOR AREA = 149m²
 MEZZANINE FLOOR AREA = 93 m²
 STORAGE WITHIN DWELLING = 41.5 m³
 EXTERNAL STORAGE = 5 m³
 TOTAL = 46.5 m³
 CLAUSE 58 ACCESSIBILITY STANDARD = YES
 ADAPTABLE = YES
 NATURAL CROSS VENTILATION = YES
 INTERNAL SWING DOOR WIDTH (CLEAR) = YES
 ACCESSIBLE BATHROOM AS PER TABLE D7 = YES



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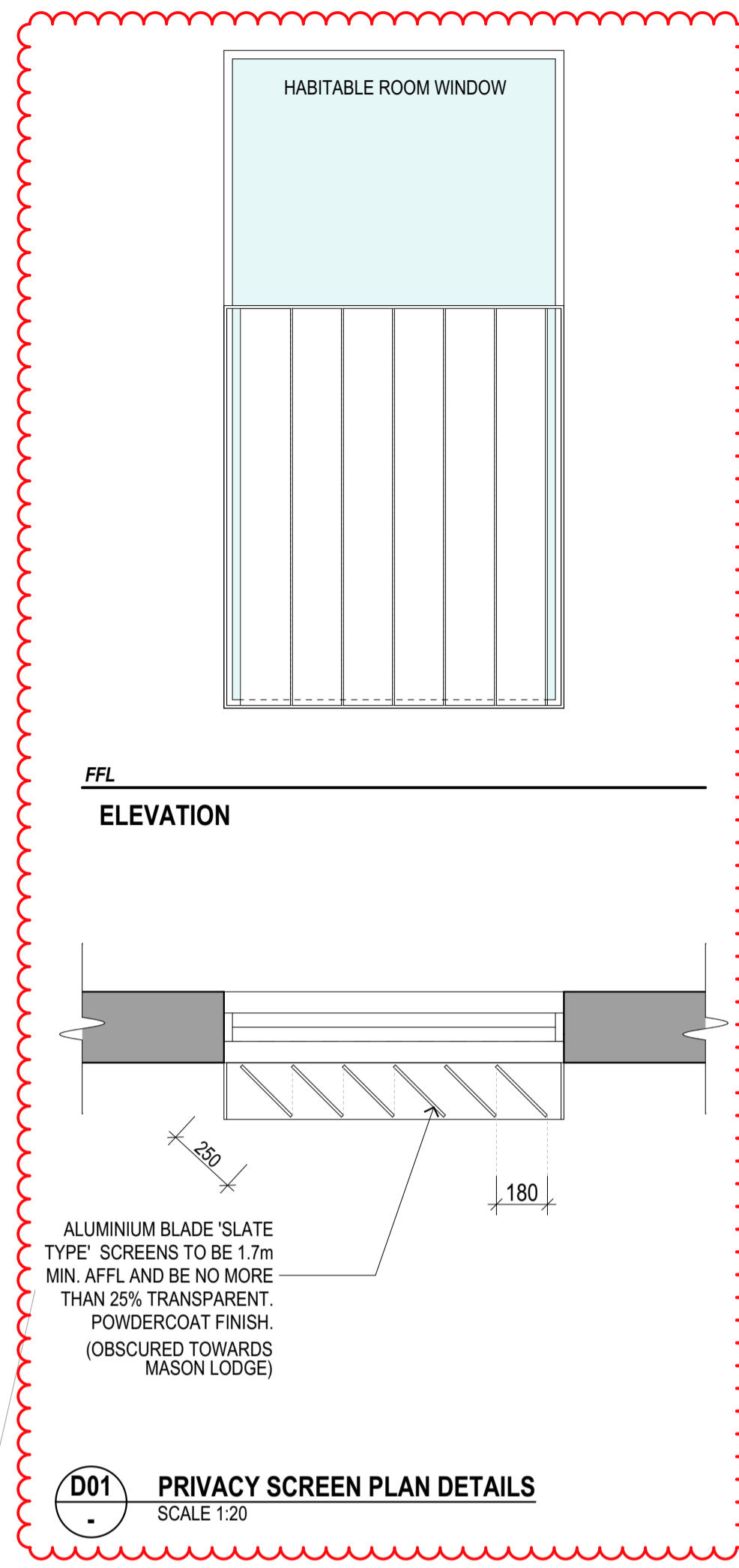
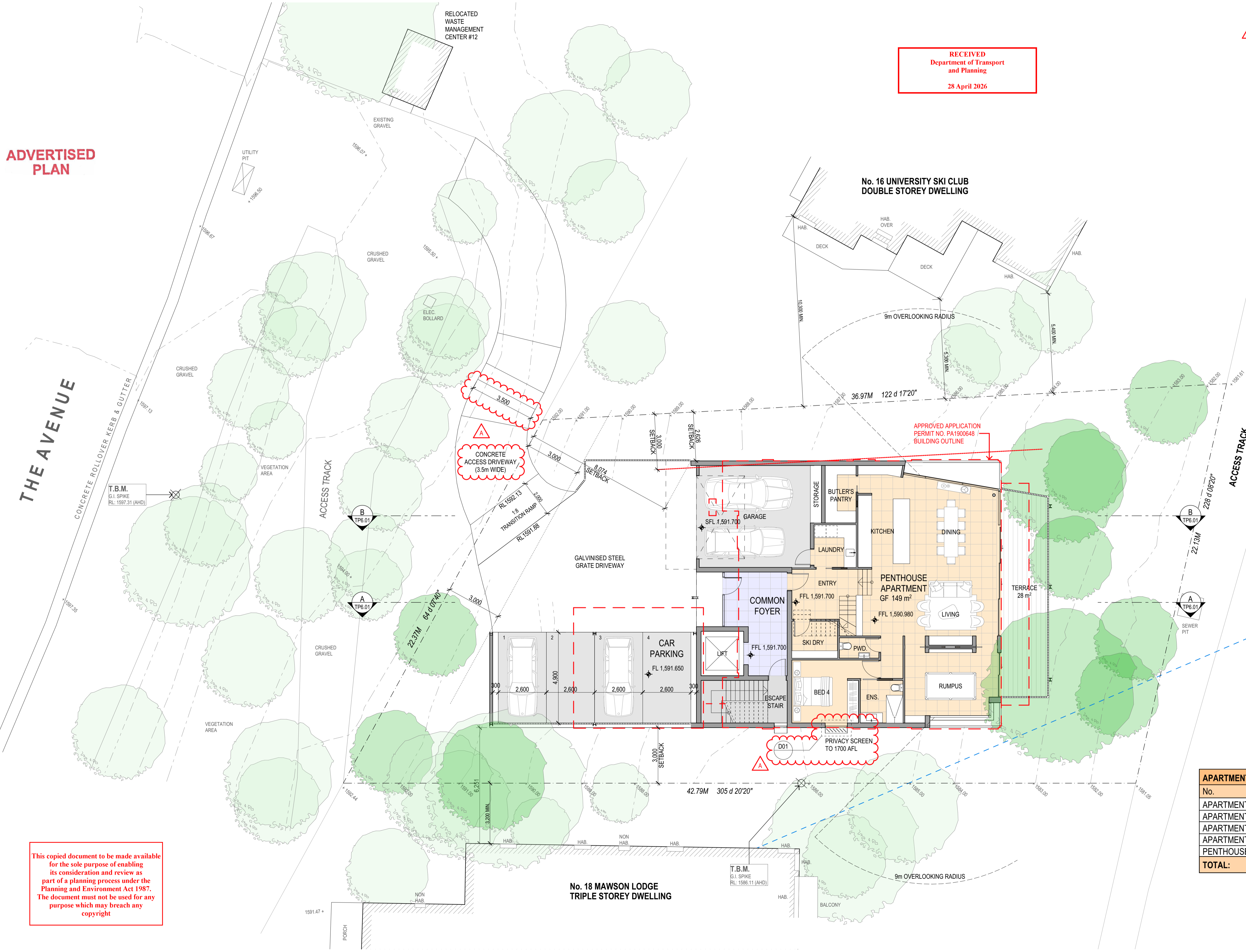
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D01 PRIVACY SCREEN PLAN DETAILS
SCALE 1:20

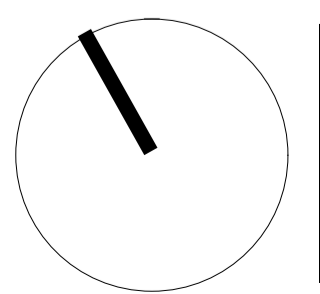
APARTMENT AREA	AREA (m ²)		
No.	AREA (m ²)	BALCONY (m ²)	STORAGE (m ³)
APARTMENT 101	110m ²	13m ²	27.4m ³
APARTMENT 102	87m ²	13m ²	24.7m ³
APARTMENT 201	110m ²	13m ²	27.4m ³
APARTMENT 202	87m ²	13m ²	24.7m ³
PENTHOUSE APARTMENT	242m ²	28m ²	46.5m ³
TOTAL:	636m²		

CARPARK SPACES:	No.
APARTMENTS	4
PENTHOUSE APARTMENT	2
TOTAL:	6

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ENTRY LEVEL 3 / PENTHOUSE APARTMENT FLOOR PLAN

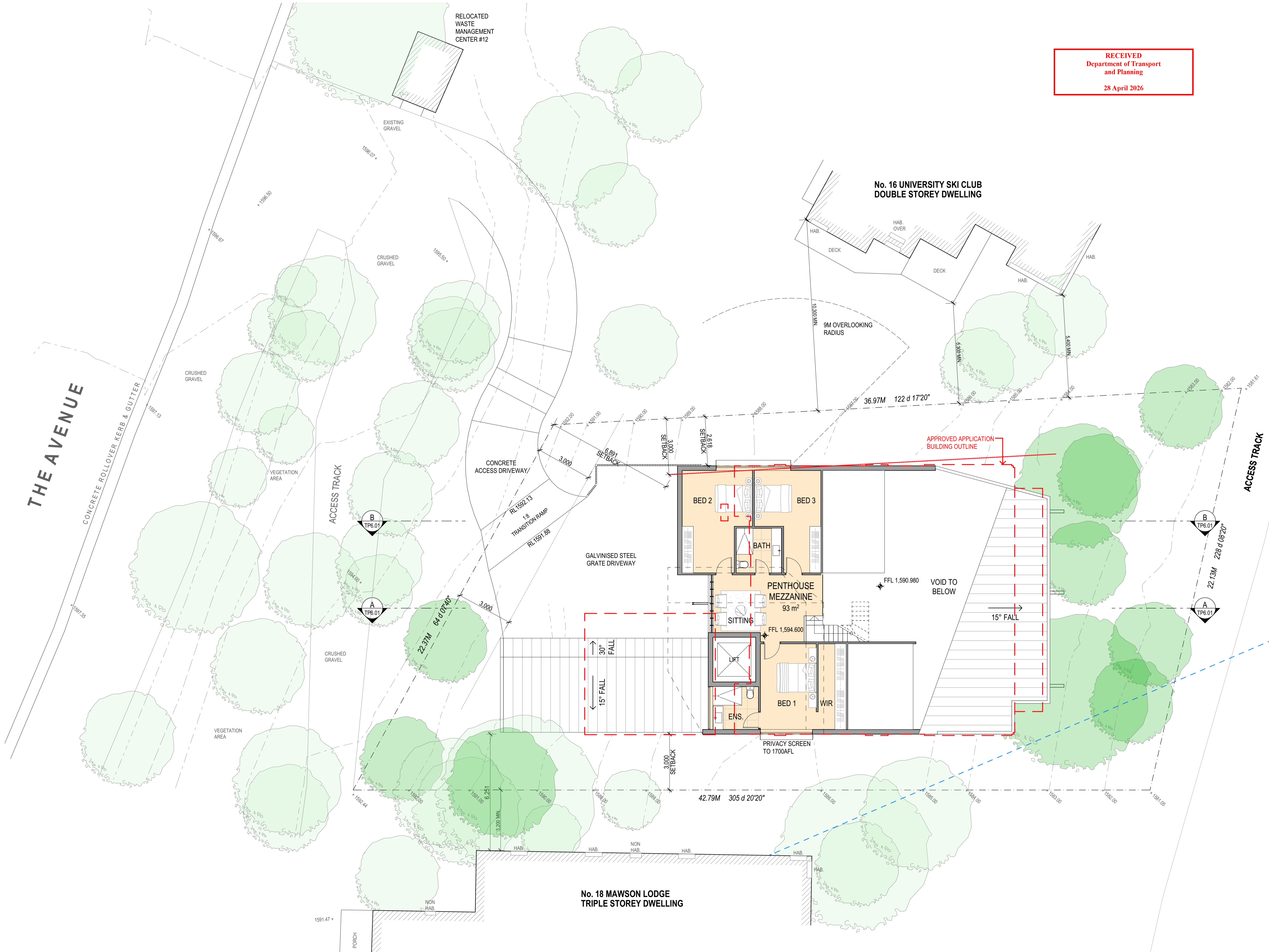
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PENTHOUSE APARTMENT MEZZANINE FLOOR PLAN

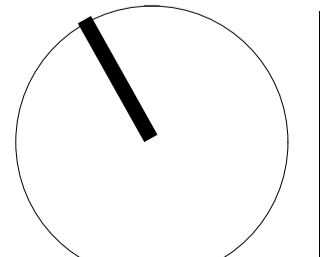


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 DRAWING TITLE PENTHOUSE APARTMENT MEZZANINE FLOOR PLAN

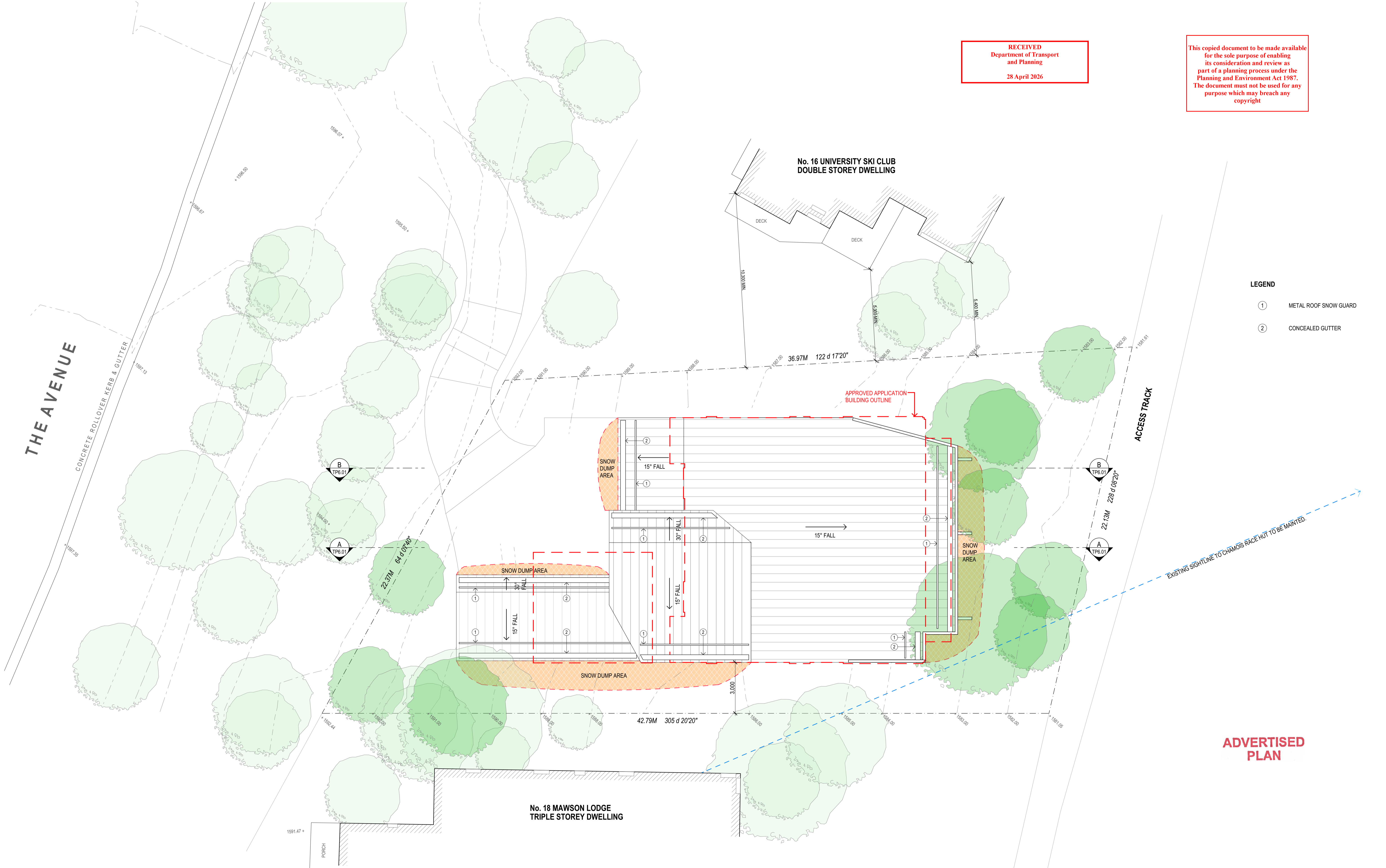
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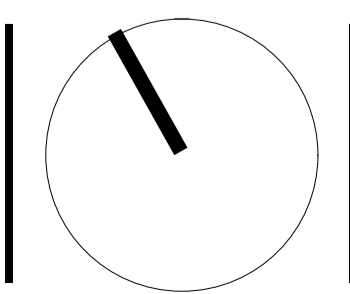


- LEGEND**
- ① METAL ROOF SNOW GUARD
 - ② CONCEALED GUTTER

ADVERTISED PLAN

ROOF PLAN

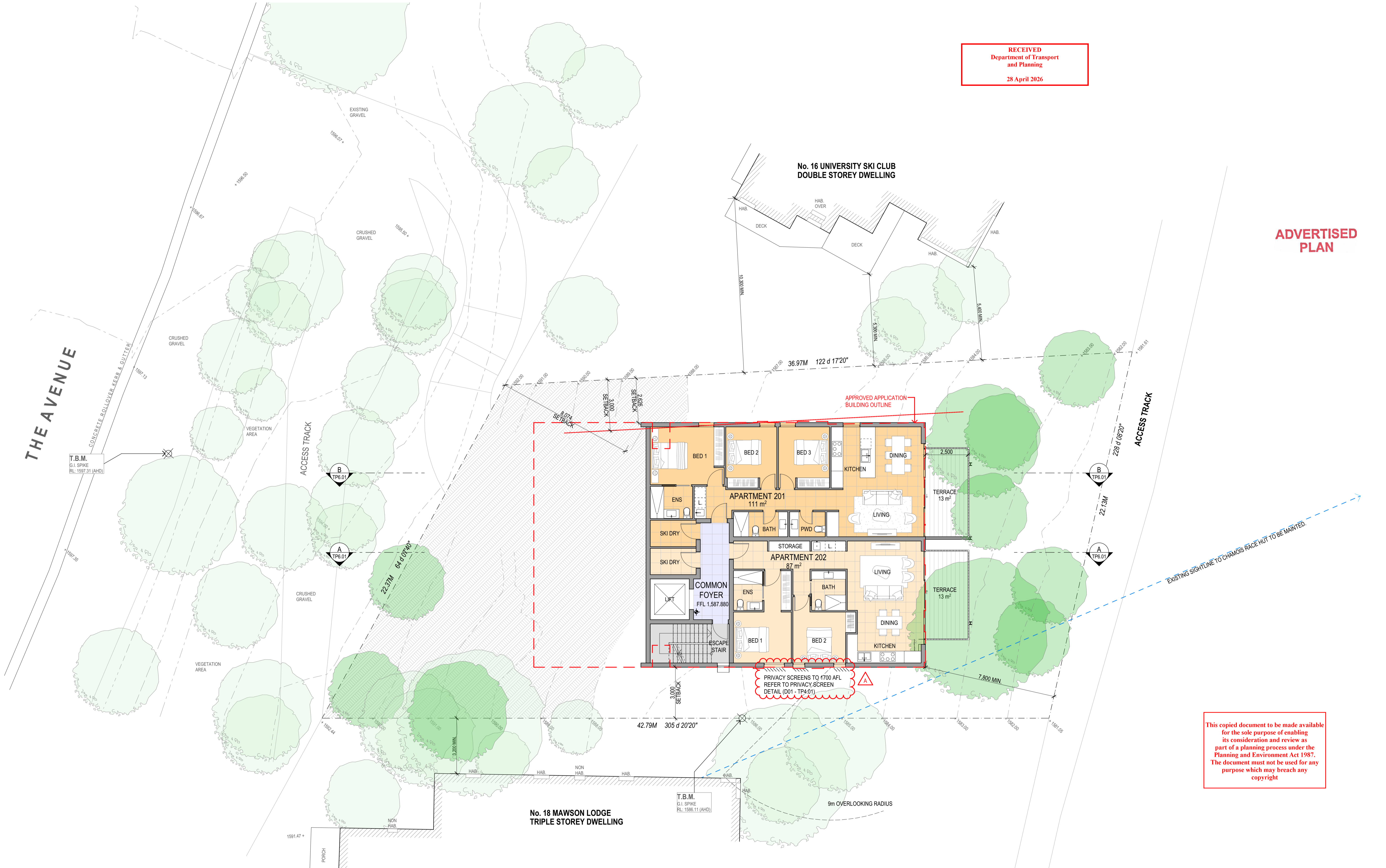
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APARTMENT LEVEL 2 FLOOR PLAN

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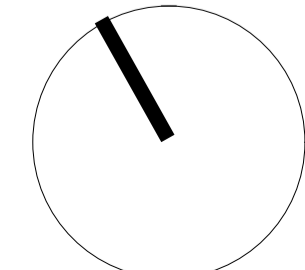


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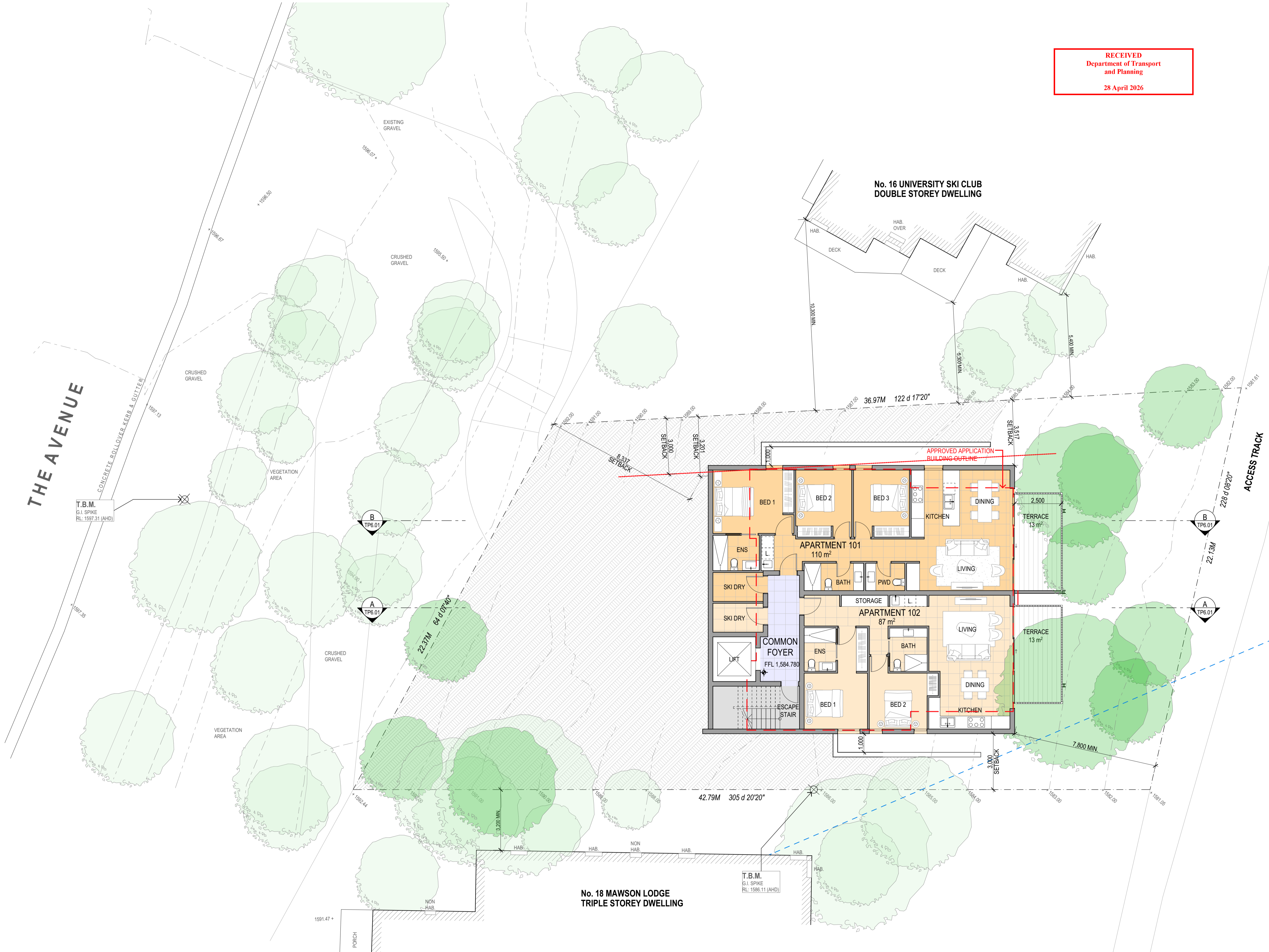
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APARTMENT LEVEL 1 FLOOR PLAN

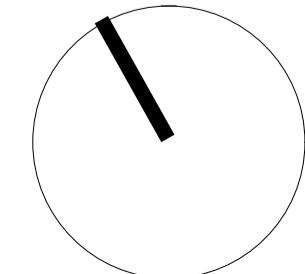


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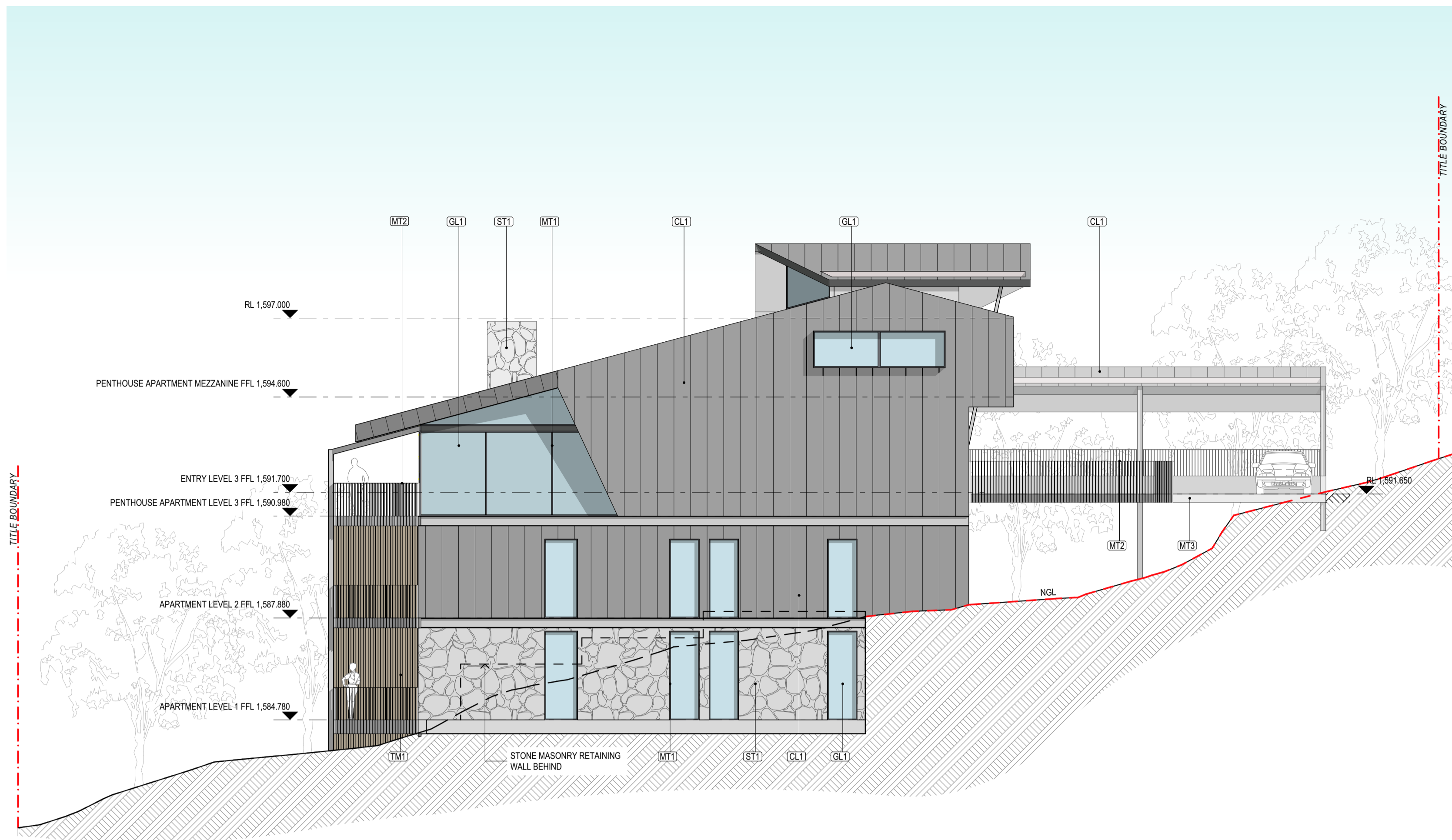
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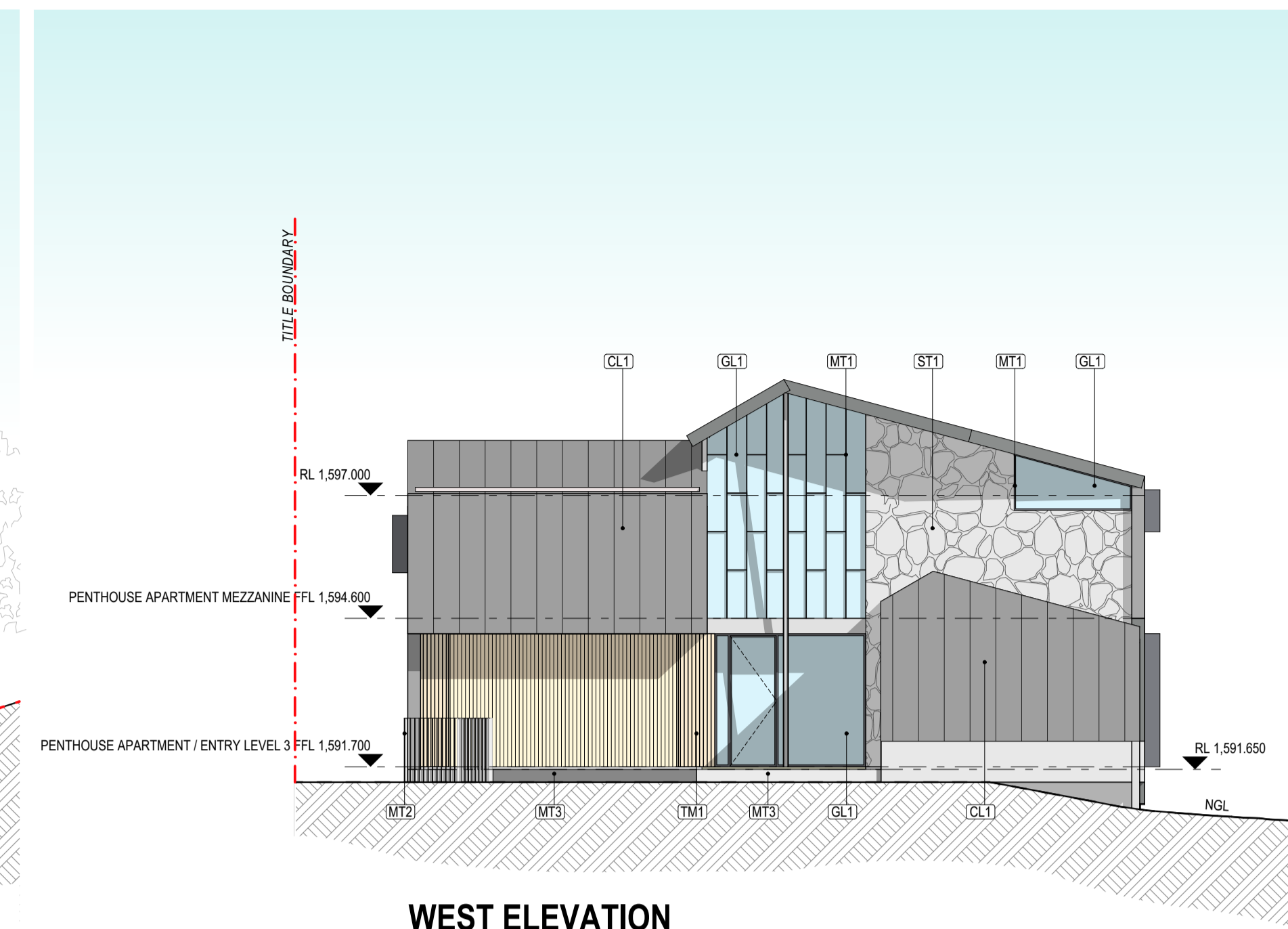
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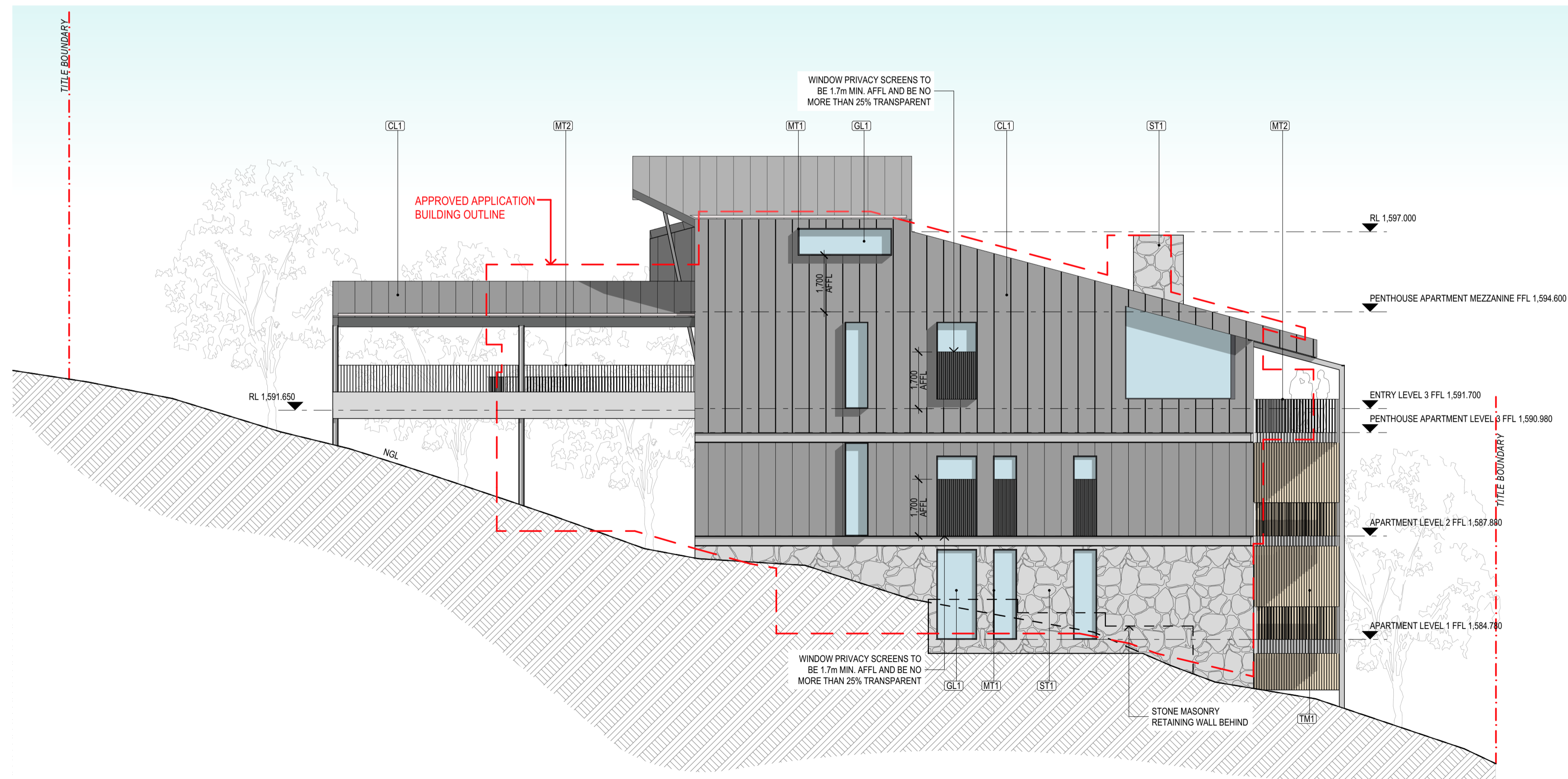
NORTH ELEVATION



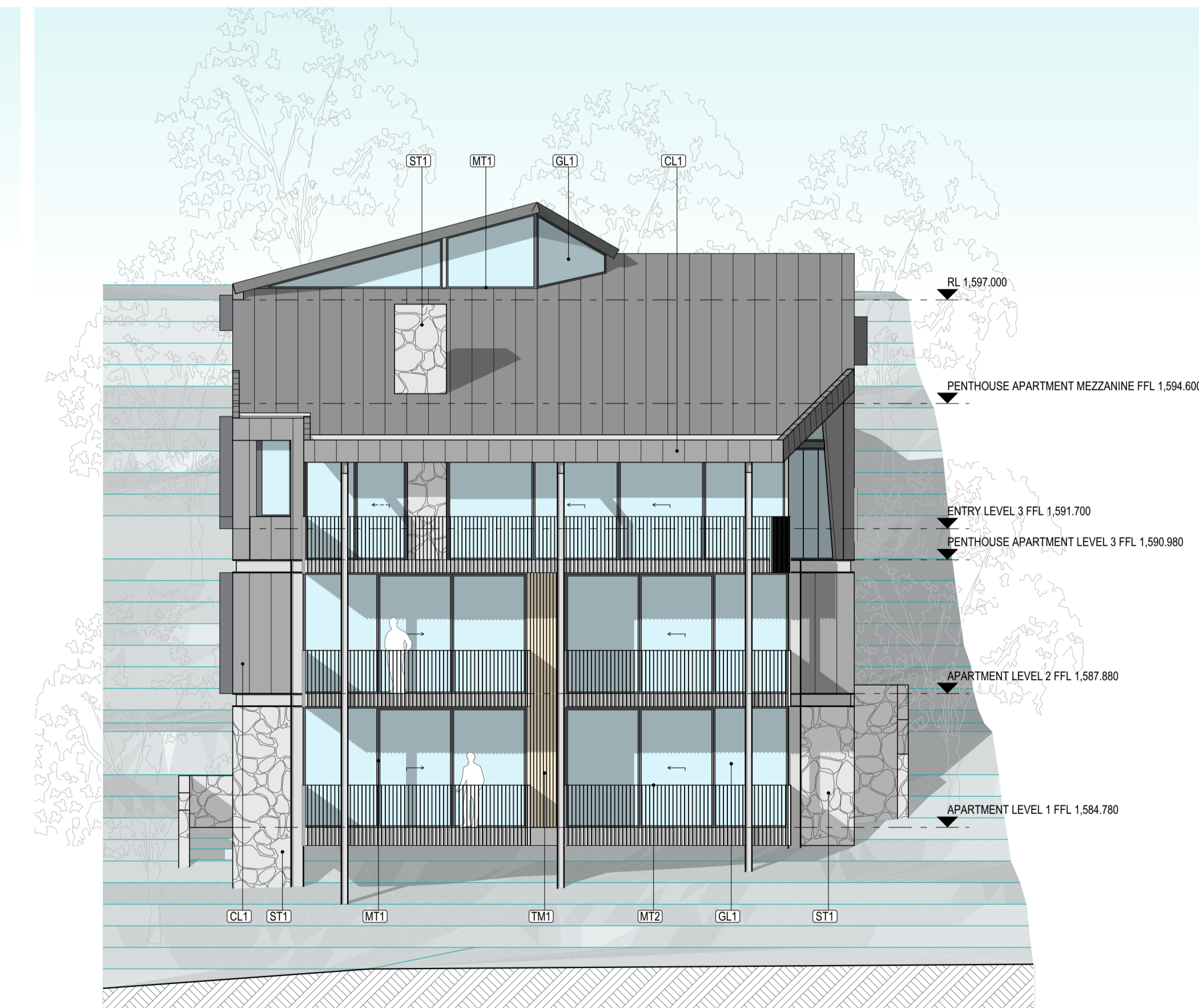
WEST ELEVATION

ELEVATION STONE AREA CALCULATION			
	ELEVATION AREA	STONE AREA	STONE PERCENTAGE
NORTH ELEVATION	265 m ²	31 m ²	11.7 %
EAST ELEVATION	210 m ²	19 m ²	9.1 %
SOUTH ELEVATION	265 m ²	35 m ²	13.2 %
WEST ELEVATION	101 m ²	14 m ²	13.9 %
DDO SCHEDULE 1 - AREA 1 REQUIREMENT: MINIMUM 15% OF FACADE VISIBLE FROM THE ROAD, PUBLIC PEDESTRIAN ROUTES, OR SKI FIELDS MUST BE CONSTRUCTED OF NATURAL STONE (WEST & EAST ELEVATIONS)			23.0 %

EXTERNAL FINISHES LEGEND		
	CL1	STANDING SEAM METAL SHEET 'DULUX - COLORBOND - MONUMENT' MATTE NON - REFLECTIVE FINISH TO PROPOSED ROOF
	ST1	GRANITE NATURAL STONE VENEER WALLS 'GLENROWAN - GREY'
	TM1	COMPOSITE TIMBER CLADDING - WALNUT COLOUR
	MT1	ALUMINIUM FRAMES - CHARCOAL / BLACK MATT COLOUR
	MT2	GALVANISED STEEL - SQUARE TUBE PROFILE - METAL FINISH COLOUR
	MT3	GALVANISED STEEL - WEBFORGE GRATE PROFILE - METAL FINISH COLOUR
	GL1	CLEAR IGU WINDOW



SOUTH ELEVATION



EAST ELEVATION

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DRAWING TITLE **ELEVATIONS**

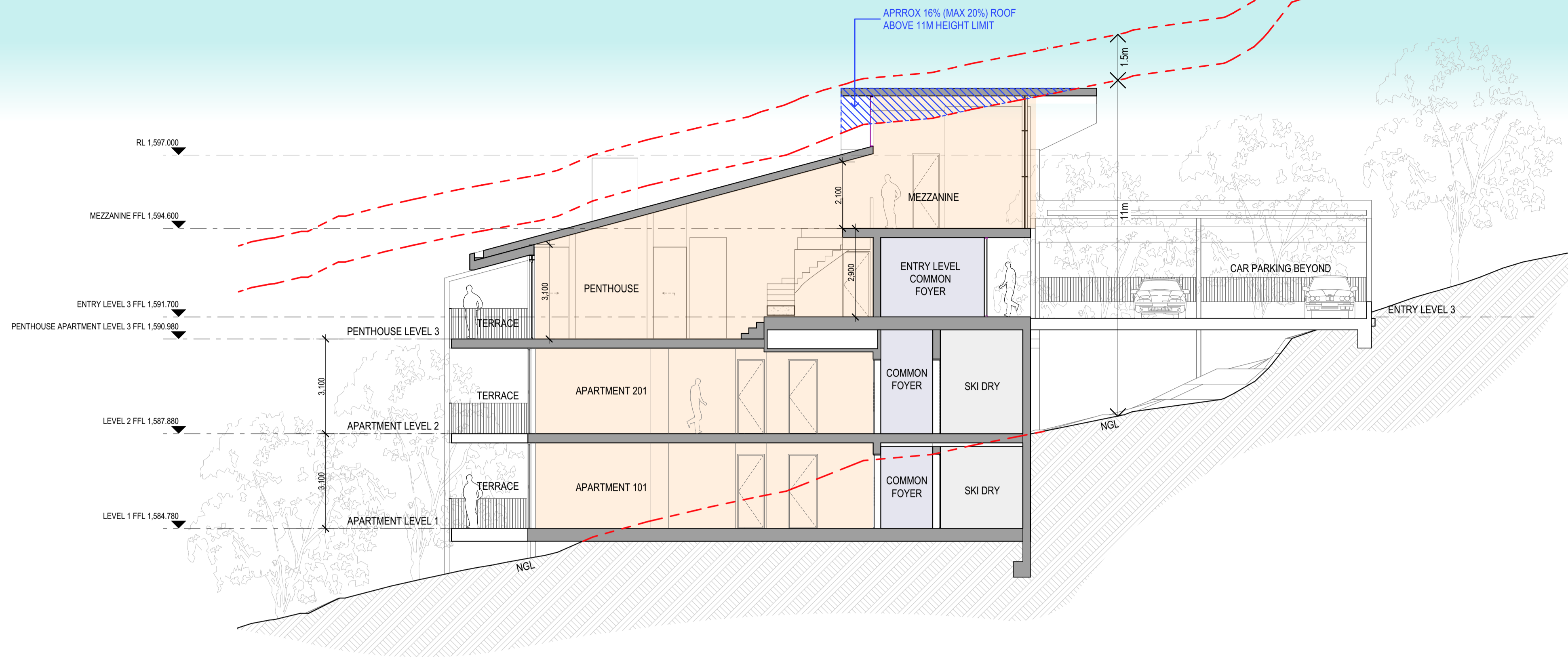
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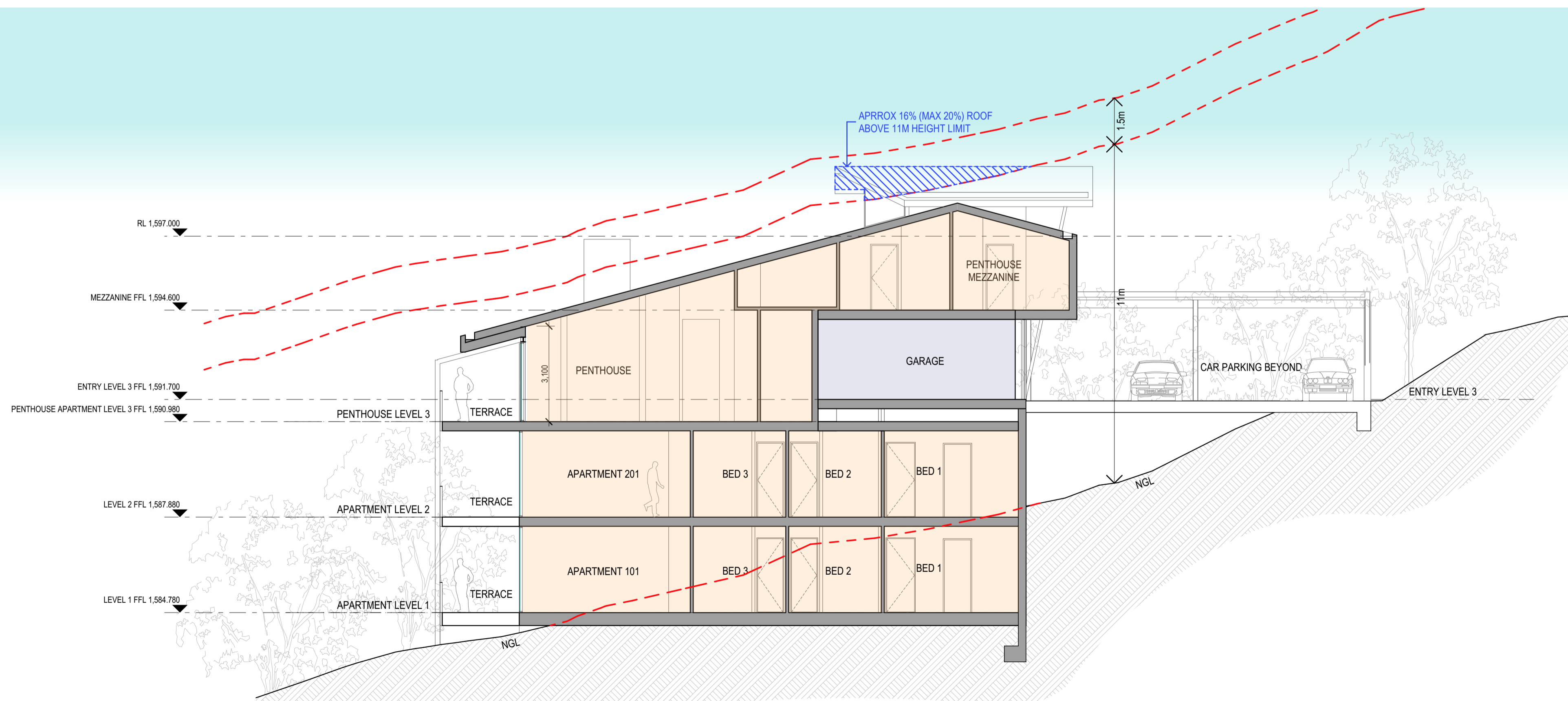
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SECTION A



SECTION B

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