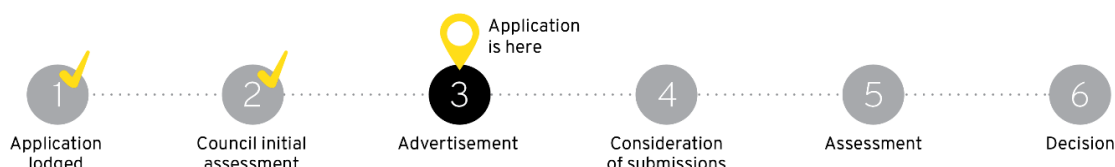


RE-NOTIFICATION OF A NOTICE OF AN APPLICATION FOR PLANNING PERMIT

ADVERTISED



The land affected by this application is located at:	93 Nicholson St WARRNAMBOOL VIC 3280
The application is for a permit to:	Construction of twelve (12) dwelling & twelve (12) lot subdivision
A permit is required under the following clauses of the planning scheme:	
Planning scheme clause	Matter for which a permit is required
Clause:	32.08-3 – Subdivision 32.08-7 – Construction of two or more dwellings on a lot
The applicant for the permit is:	Mark Conlan Building & Designer C/o The Planning Professionals
The application reference number is:	PP2023-0133
You may look at the application and any documents that support the application at the office of the responsible authority. This can be done during office hours and is free of charge. Or online at: For further reference please contact:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL VIC 3280 www.warrnambool.vic.gov.au Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.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 be made to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected. The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application. If you object, the responsible authority will tell you its decision.	
The Responsible Authority will not decide on the application before:	13 May 2025



ADVERTISED

Contact Person (the person to contact regarding this application)

Did you lodge the original Planning Permit application?

☐ Yes ☒ No

However, we became the point of
contact during the application

First Name _____ Last Name _____

Company Name (if applicable) The Planning Professionals

Street/Postal Address PO Box 7076

Suburb Geelong West Post Code 3218

Phone 1300 438 877 Mobile _____

Email info@theplanningprofessionals.com.au

Are you lodging this request on behalf of someone else (applicant contact/representative)

☒ Yes ☐ No

Address to Which the Application Applies

Choose the type of formal land description

☒ Street Address ☐ Lot/Plan ☐ Crown Allotment ☐ Other _____

Street Address 93-97 Nicholson Street

Suburb Warrnambool Post Code 3280

Amendment Details

Planning Application Number PP2023-0133

What amendments are to be made to this application?

The changes are summarised as:

Reduction from proposed 14 units to 12 units offering a better mix of two and three bedroom units with a variety of floor plans.

Reduction in height of front block of units to just two storeys and further reduction in height of rear block of units to provide just 4 units overall at three storeys in height.

All units remain below the height requirements including the height to setback ratio.

Additional minor adjustments to the internal layouts to accommodate the above changes including all garage areas.

Amendment Details

Does the proposed amendment breach, in anyway, a registered covenant, section 173 agreement or restriction of title?

☐ Yes ☒ No ☐ Not applicable (no such covenant, section 173 agreement or restriction applies)

State the estimated cost of the proposed development, which includes the amendments.

☒ Unchanged from initial application ☐ Changed from initial application

Has notice of the application been given (advertised)? ☒ Yes ☐ No

Supporting Documents

Plans/Letter

Please supply all plans affected by the proposed changes. Please make sure that all changes are clearly highlighted on any new plans submitted, as failure to do so is likely to result in delays. Highlight the changes by using different colours, highlighter pens or bubbles around amendments etc.

Fees

After notice has been given, a fee 40% of the application fee for that class of permit or amendment to permit may be payable; and where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class, may be charged.

It is likely that this fee will be imposed if you are making changes to your application other than to address concerns raised by objectors.

Payment Details

In Person: Warrnambool City Council Civic Centre, 25 Liebig Street, Warrnambool 8.30am to 5.00pm

Mail: PO Box 198, WARRNAMBOOL Victoria 3280

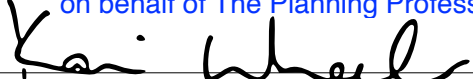
E-mail planning@warrnambool.vic.gov.au

Please note once your application is received, an invoice will be forwarded to you via email.

Declaration (Please select)

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the application.

Signature:

on behalf of The Planning Professionals


Date: 8 April 2025

Name of person completing this request Kari Wheeler for The Planning Professionals

Privacy Statement: The Warrnambool City Council considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Information Privacy Act, 2000. The information will not be disclosed to any other party unless Council is required to do so by law.



DRAWING LIST & ISSUE		
010	Cover Page	O
200	Site Plan	O
205	Exisitng Conditions	O
231	Sub-Division Plan	O
300	Ground Floor Plan	O
310	First Floor Plan	O
320	Second Floor	O
400	Units 1-4 - Elevations	O
410	Units 5-12 - Elevations	O
420	Site Elevations - Front & Right	O
430	Site Elevations - Rear & Left	O
500	Typical Plans & Sections	O
510	Typical Plans & Sections	O
520	Typical Plans & Sections	O
530	Typical Plans & Sections	O
540	Typical Plans & Sections	O

DRAWING LIST & ISSUE		
550	Typical Plans & Sections	O
600	Garden Area	O
602	Areas within 9m that require protection from overlooking - First Floor	O
603	Areas within 9m that require protection from overlooking - Second Floor	O
605	Shadow Diagram - 9am - 22nd March	O
610	Shadow Diagram -12pm - 22nd March	O
620	Shadow Diagram - 3pm - 22nd March	O
700	Landscaping Plans	O
710	Landscaping Plans	O
720	Landscape Schedule	O
800	Vehicle Pathway - Medium Rigid Vehicle	O
801	Vehicle Pathway - B85 Vehicle	O
900	Illustration of Design	L
910	Illustration of Design	L
920	Illustration of Design	L
930	Illustration of Design	L
1000	View Sharing	O
1001	View Sharing	O

Cover Page

DESIGN	JOB ADDRESS	S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	1 : 200 @ A2	O	D	26.12.23	FOR REVIEW	ADD	ADD
				E	02.01.24	OFFICIAL ISSUE	ADD	ADD
				F	06.01.24	FOR REVIEW	ADD	ADD
				G	13.01.24	FOR REVIEW	ADD	ADD
				H	20.01.24	FOR REVIEW	ADD	ADD
				I	28.01.24	OFFICIAL ISSUE	ADD	ADD
				J	05.02.24	OFFICIAL ISSUE	ADD	ADD
				K	09.02.24	OFFICIAL ISSUE	ADD	ADD
				L	16.02.24	OFFICIAL ISSUE	ADD	ADD
				M	20.02.24	REVIEWED DA documentation	ADD	ADD
				N	02.03.24	REVIEWED DA documentation	ADD	ADD
				O	12.04.25	REVIEWED DA documentation	ADD	ADD
		STAGED PLAN:						
PRELIMINARY								
CUSTOMER:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO:	LAND AREA:	010				
EMCEE INVESTMENTS								



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36-38 BRAITHWAITE STREET, WARRNAMBOOL
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E:drafting@markconlan.com.au
DB-U4057 HIA 533957 ABN 39 487 131 009

RELIM - NOT FOR CONSTRUCTION

LEGEND	
1.8TPF	1.8m HIGH TIMBER PAILING FENCE
CL-FM	FENCE MOUNTED CLOTHES LINE
FS-BW	FEATURE STONE CLAD - BLOCK WALL
L-BOX	LETTERBOX - "AS SPECIFIED"
RW-CS	CONCRETE SLEEPER RETAINING WALL
RW-CSI	CONCRETE SLEEPER RETAINING WALL - TIMBER LOOK

ADVERTISED



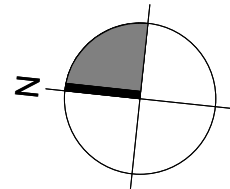
Site Plan

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 200	ISSUE O	REV 1	DATE 28.08.24	DESCRIPTION SCHEMATIC DESIGN	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: 1 : 200 @ A2		REV 2	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 200	LAND AREA	REV 3	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 4	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 5	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 6	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 7	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 8	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 9	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 10	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 11	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 12	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 13	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 14	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 15	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 16	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 17	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 18	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 19	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
				REV 20	DATE 28.08.24	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD



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Existing Conditions

DESIGN	JOB ADDRESS:	S.P.	ISSUE:	REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280		0	C	05-12-23	FOR REVIEW	ASG	ASG
				D	05-12-23	FOR REVIEW	ASG	ASG
				E	05-12-23	OFFICIAL ISSUE	ASG	ASG
STAGED PLAN:		SCALE:		F	05-12-23	FOR REVIEW	ASG	ASG
PRELIMINARY				G	11-06-24	FOR REVIEW	ASG	ASG
				H	02-04-25	FOR REVIEW	ASG	ASG
		1 : 200 @ A2		I	28-09-24	OFFICIAL ISSUE	ASG	ASG
				J	05-11-24	FOR REVIEW	ASG	ASG
				K	05-11-24	OFFICIAL ISSUE	ASG	ASG
CLIENT:	USE REFERRED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH ALL CODES AND REGULATIONS.	DWG NO:	LAND AREA:	L	05-11-24	FOR REVIEW	ASG	ASG
EMCEE INVESTMENTS		205		M	02-04-25	REVISED L&S documentation	ASG	ASG



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NICHOLSON STREET

ADVERTISED

COMMUNAL SPACE

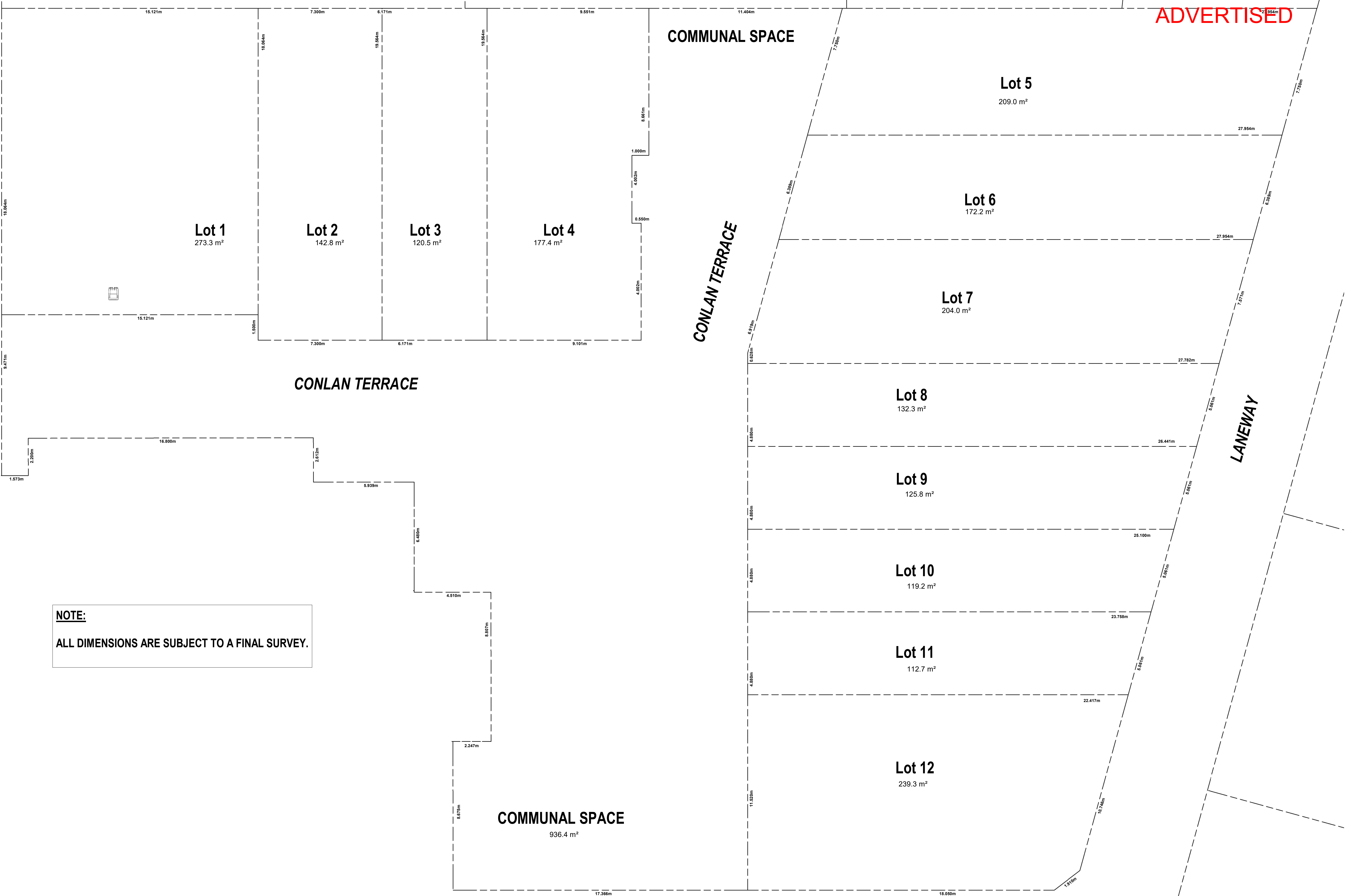
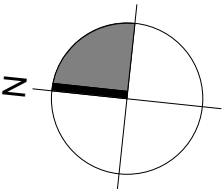
CONLAN TERRACE

LANEWAY

LANEWAY

LANEWAY

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NOTE:
ALL DIMENSIONS ARE SUBJECT TO A FINAL SURVEY.

Sub-Division Plan

DESIGN	JOB ADDRESS	S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280		O	D	26.10.23	FOR REVIEW	ADD	ADD
STAGED PLAN:		SCALE:		E	26.10.23	FOR REVIEW	ADD	ADD
PRELIMINARY		1 : 100 @ A2		F	02.11.23	FOR REVIEW	ADD	ADD
CLIENT:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO:	LAND AREA:	G	13.04.24	FOR REVIEW	ADD	ADD
EMCEE INVESTMENTS		231		H	26.04.24	FOR REVIEW	ADD	ADD
				I	26.04.24	FOR REVIEW	ADD	ADD
				J	26.04.24	FOR REVIEW	ADD	ADD
				K	26.04.24	FOR REVIEW	ADD	ADD
				L	26.04.24	FOR REVIEW	ADD	ADD
				M	26.04.24	FOR REVIEW	ADD	ADD
				N	26.04.24	FOR REVIEW	ADD	ADD
				O	12.04.25	REVISED DA DOCUMENTATION	ADD	ADD



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ADVERTISED

LANEWAY

LOT	LOT SIZE	SPOS.
1	273.3m ²	75
2	142.8	29.4
3	120.5	33.1
4	177.4	62.7
5	209.0	66.8
6	172.2	60.1
7	204.0	65.2
8	132.3	50.4
9	125.8	43.8
10	119.2	37.3
11	112.7	30.8
12	239.3	75.2

SITE COVERAGE & PERMIABILITY		
TOTAL SITE SIZE	2941m ²	
PERMIABLE AREA TOTAL	983.2m ²	
AREA PERCENTAGE	33.4%	
SITE COVERAGE AREA TOTAL	1063m ²	
AREA PERCENTAGE	36.1%	

SITE COVERAGE	
LOT 1	108.0 m ²
LOT 2	113.3 m ²
LOT 3	87.7 m ²
LOT 4	87.5 m ²
LOT 5	82.0 m ²
LOT 6	89.2 m ²
LOT 7	115.6 m ²
LOT 8	68.2 m ²
LOT 9	67.3 m ²
LOT 10	67.3 m ²
LOT 11	66.9 m ²
LOT 12	109.8 m ²
1062.8 m ²	

UNIT BALCONIES & ALFRESCO'S (Combined)...	
LOT 1	22.2 m ²
LOT 2	11.6 m ²
LOT 3	26.9 m ²
LOT 4	28.0 m ²
LOT 5	12.5 m ²
LOT 6	27.1 m ²
LOT 7	13.4 m ²
LOT 8	25.4 m ²
LOT 9	25.2 m ²
LOT 10	25.2 m ²
LOT 11	25.2 m ²
LOT 12	25.2 m ²

PERMEABLE AREA	
Name	Area
Permeable Area	983.2 m ²

UNIT AREAS TOTAL (Inc. Balconies)	
LOT 1	195.8 m ²
LOT 2	198.8 m ²
LOT 3	170.7 m ²
LOT 4	170.5 m ²
LOT 5	155.7 m ²
LOT 6	169.6 m ²
LOT 7	199.8 m ²
LOT 8	182.8 m ²
LOT 9	181.8 m ²
LOT 10	181.8 m ²
LOT 11	181.1 m ²
LOT 12	202.2 m ²

Ground Floor Plan

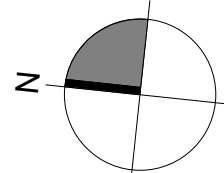
DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN: PRELIMINARY	
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.

S.P.	ISSUE O	REV	DATE	DESCRIPTION	DRAWN	CHECKED
SCALE: 1 : 100 @ A2		A	17.04.23	SCHEMATIC DESIGN	ADD	ADD
DWG NO: 300		B	06.05.23	FOR REVIEW	ADD	ADD
LAND AREA		C	08.05.23	FOR REVIEW	ADD	ADD
		D	08.05.23	FOR REVIEW	ADD	ADD
		E	08.05.23	FOR REVIEW	ADD	ADD
		F	08.05.23	FOR REVIEW	ADD	ADD
		G	08.05.23	FOR REVIEW	ADD	ADD
		H	08.05.23	FOR REVIEW	ADD	ADD
		I	08.05.23	FOR REVIEW	ADD	ADD
		J	08.05.23	FOR REVIEW	ADD	ADD
		K	08.05.23	FOR REVIEW	ADD	ADD
		L	08.05.23	FOR REVIEW	ADD	ADD
		M	08.05.23	FOR REVIEW	ADD	ADD
		N	08.05.23	FOR REVIEW	ADD	ADD
		O	08.05.23	FOR REVIEW	ADD	ADD



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First Floor Plan

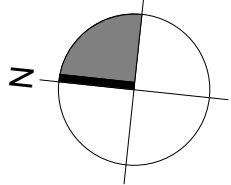
DESIGN	PROPOSED TOWNHOUSES	JOB ADDRESS	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN:	PRELIMINARY		
CLIENT:	EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	

S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
		A	17.08.23	SCHEMATIC DESIGN	ADD	ADD
		B	26.08.23	POW REVIEW	ADD	ADD
		C	08.10.23	POW REVIEW	ADD	ADD
		D	08.10.23	POW REVIEW	ADD	ADD
		E	08.10.23	POW REVIEW	ADD	ADD
		F	08.10.23	POW REVIEW	ADD	ADD
		G	08.10.23	POW REVIEW	ADD	ADD
		H	08.10.23	POW REVIEW	ADD	ADD
		I	08.10.23	POW REVIEW	ADD	ADD
		J	08.10.23	POW REVIEW	ADD	ADD
		K	08.10.23	POW REVIEW	ADD	ADD
		L	08.10.23	POW REVIEW	ADD	ADD
		M	08.10.23	POW REVIEW	ADD	ADD
		N	08.10.23	POW REVIEW	ADD	ADD
		O	08.10.23	POW REVIEW	ADD	ADD



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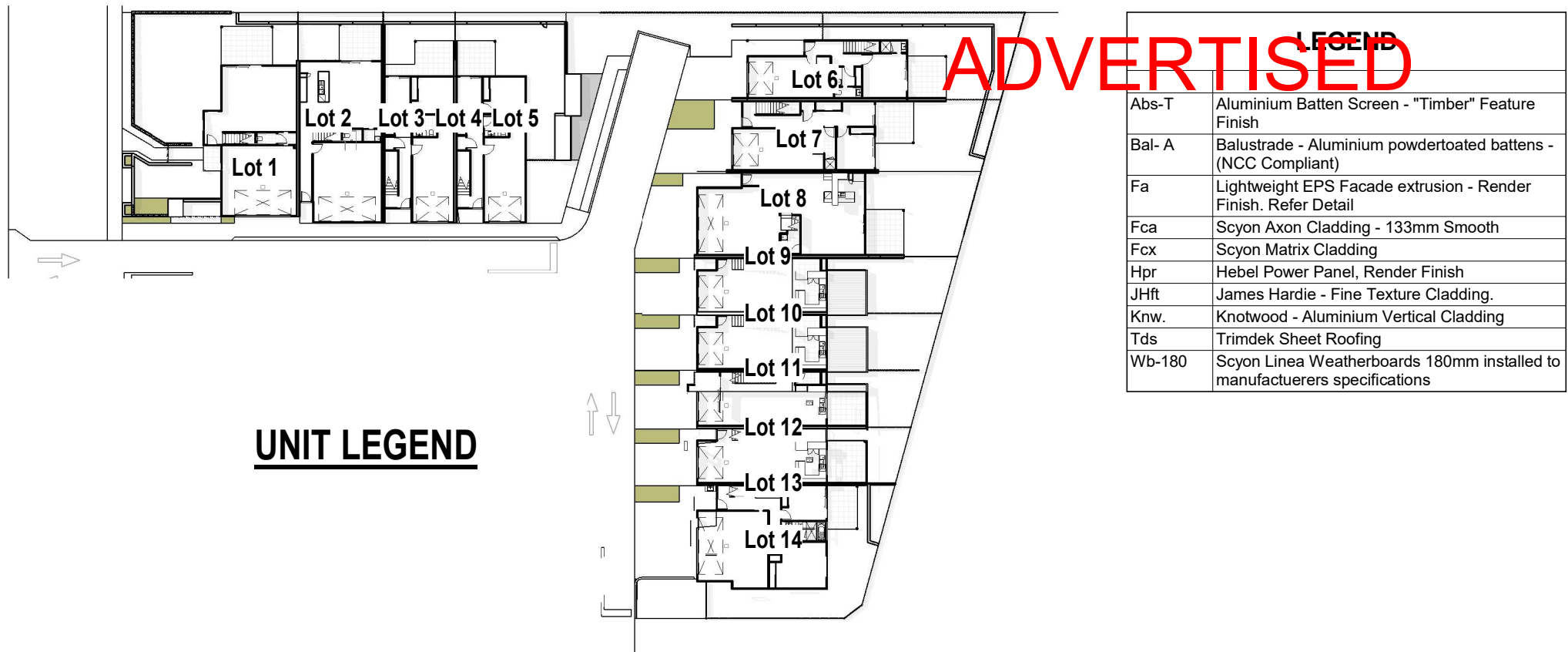
Second Floor

ADVERTISED

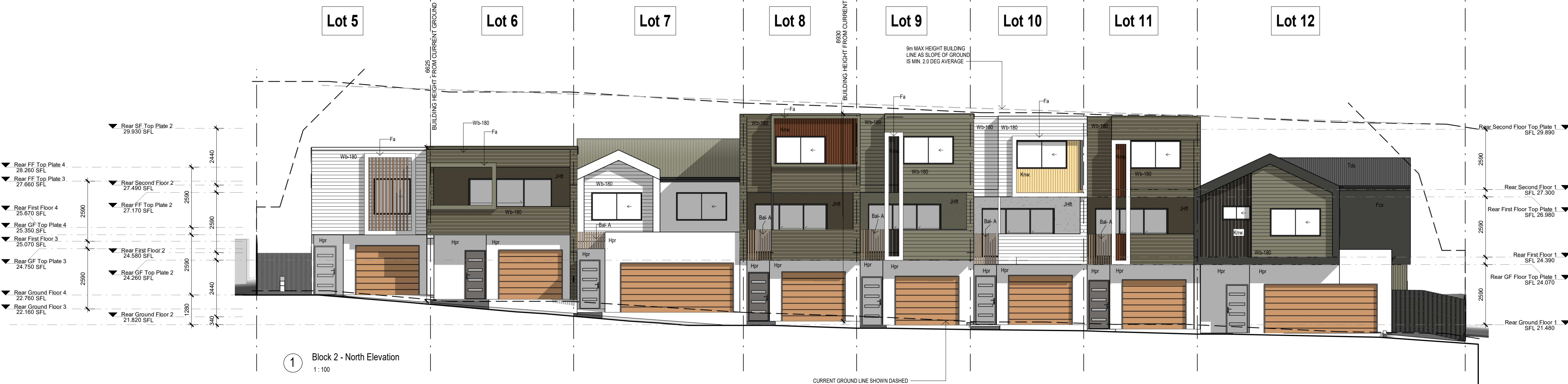
Lot 12



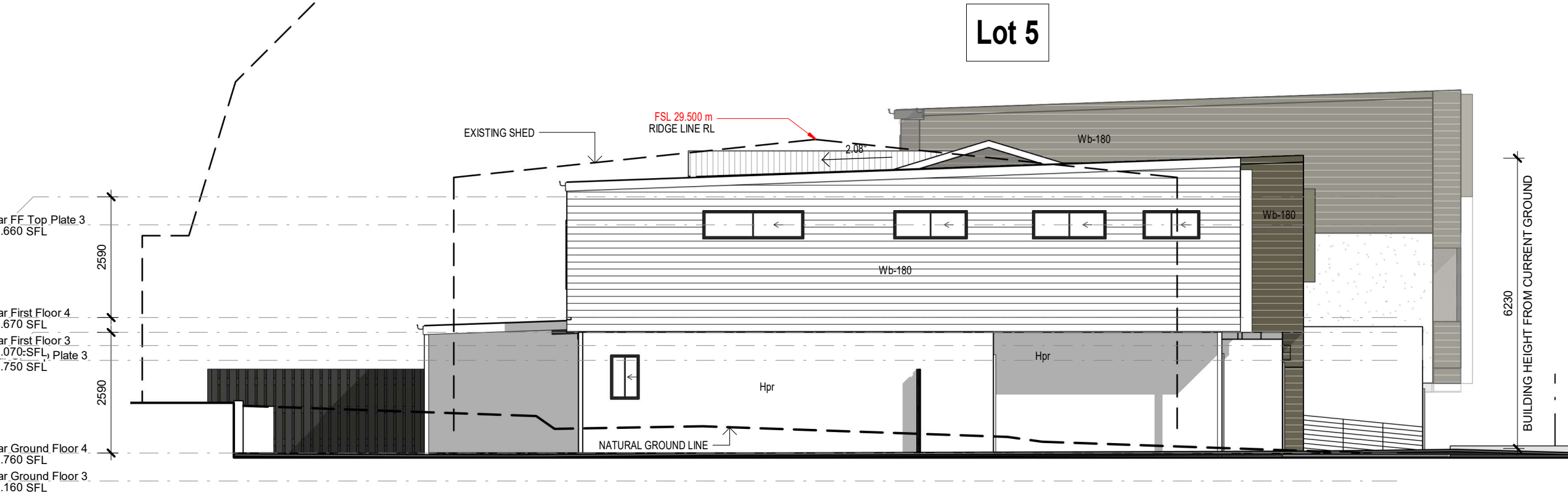
2 Block 2 - West Elevation
1:100



UNIT LEGEND



1 Block 2 - North Elevation
1:100



4 Block 2 - East Elevation
1:100



3 Block 2 - South Elevation
1:100

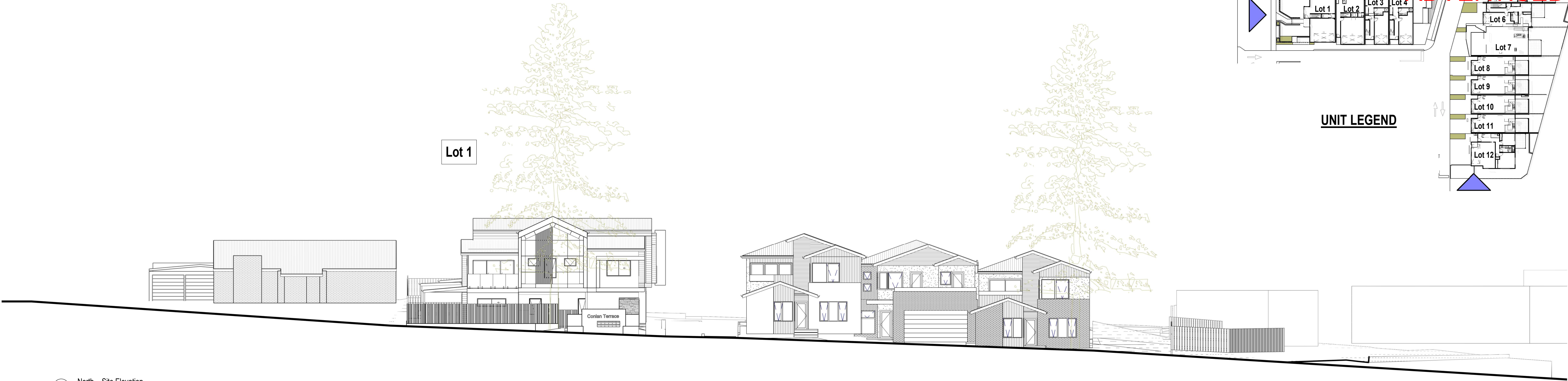
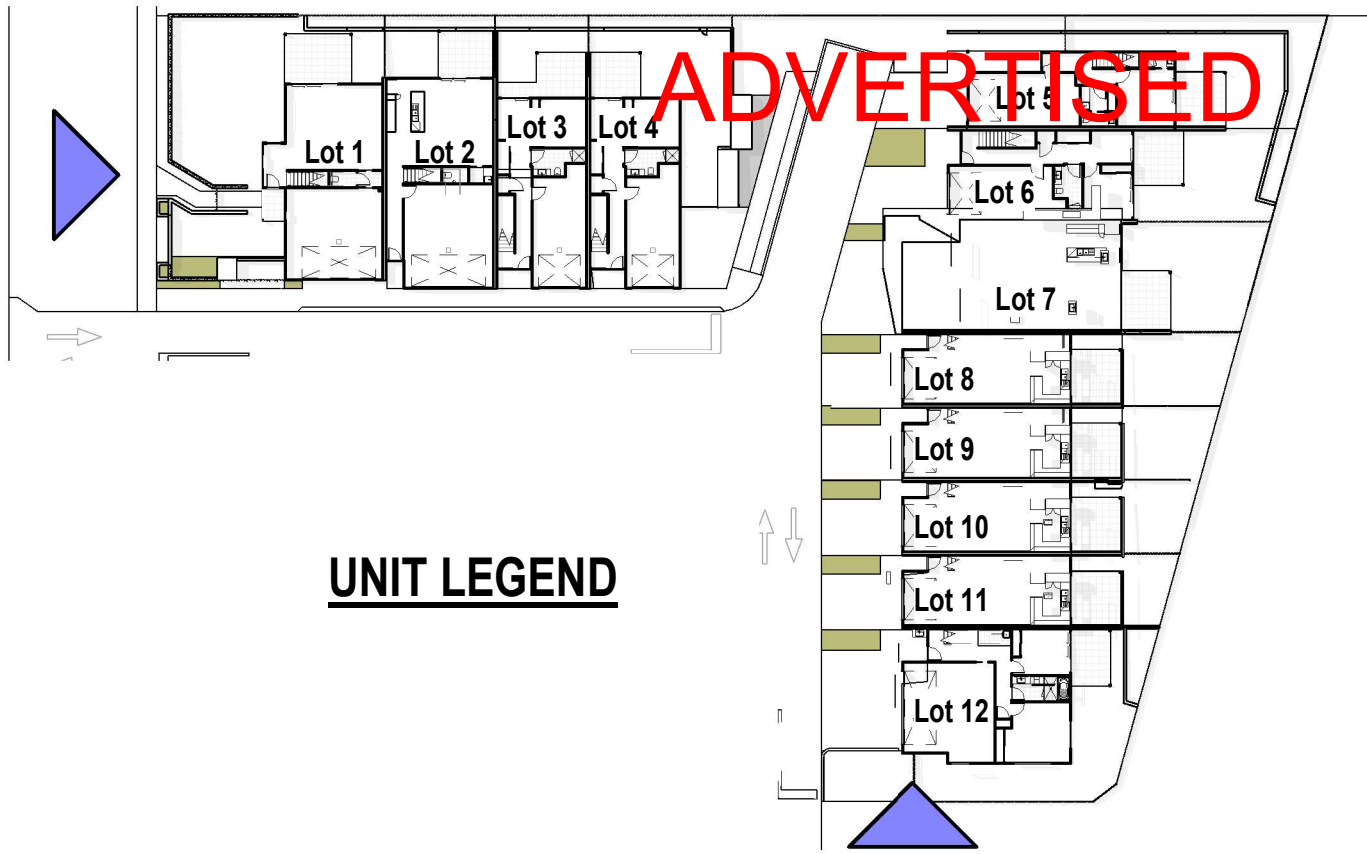
Units 5-12 - Elevations

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 0	ISSUE 0	REV 0	DATE 05/10/2023	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: As indicated @ A2						
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 410	LAND AREA					

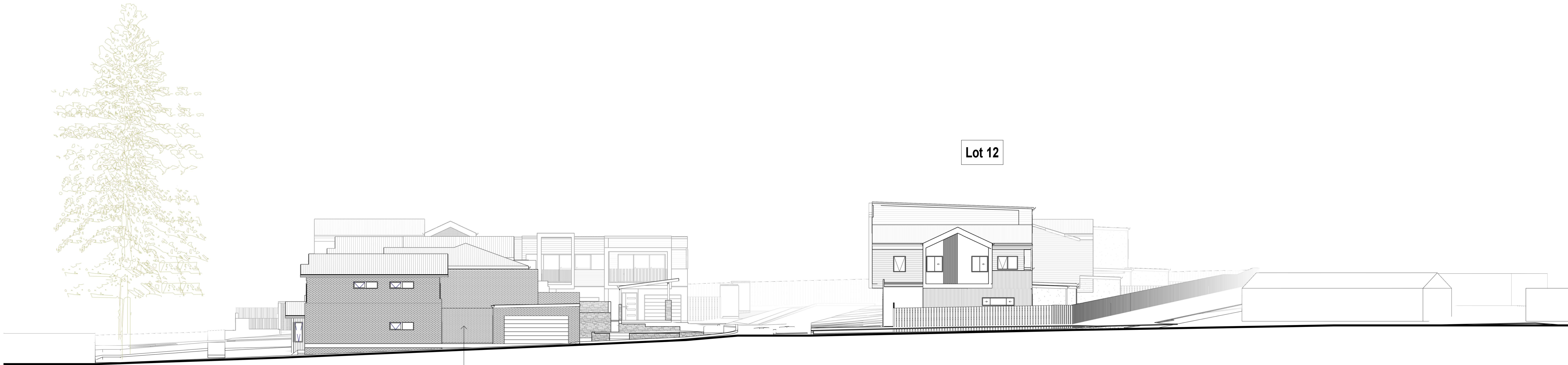


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E:drafting@markconlan.com.au
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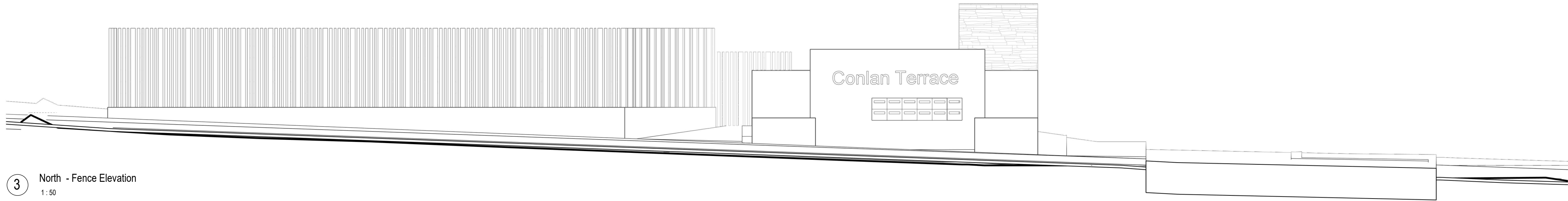
RELIM - NOT FOR CONSTRUCTION



1 North - Site Elevation
1 : 150



2 West - Site Elevation
1 : 150



3 North - Fence Elevation
1 : 50

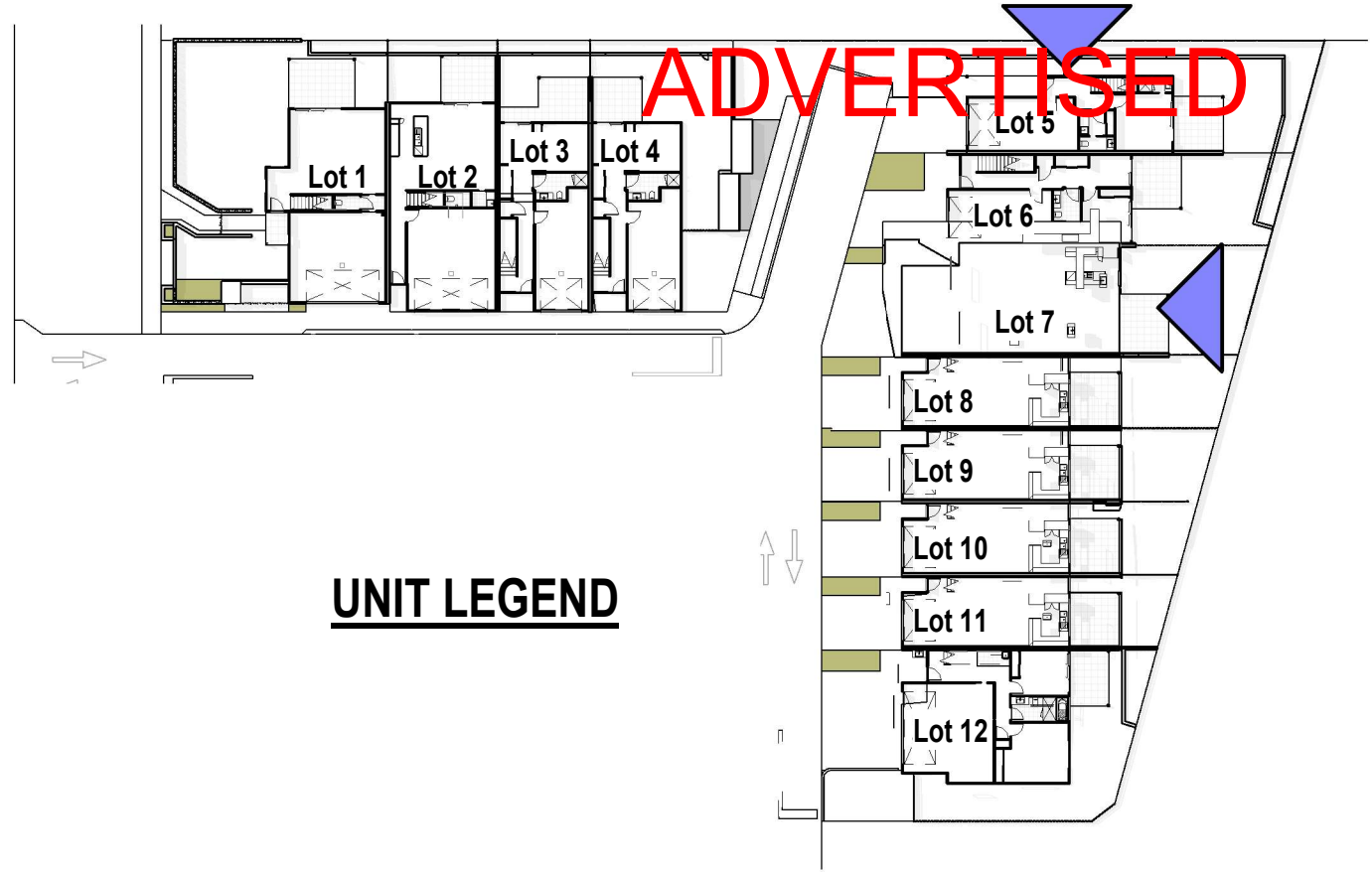
Site Elevations - Front & Right

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 0	ISSUE 0	REV 0	DATE 01/01/2020	DESCRIPTION SCHEMATIC DESIGN	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: As indicated @ A2		1	01/01/2020	FOR REVIEW	ADD	ADD
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 420	LAND AREA: 0	2	01/01/2020	FOR REVIEW	ADD	ADD
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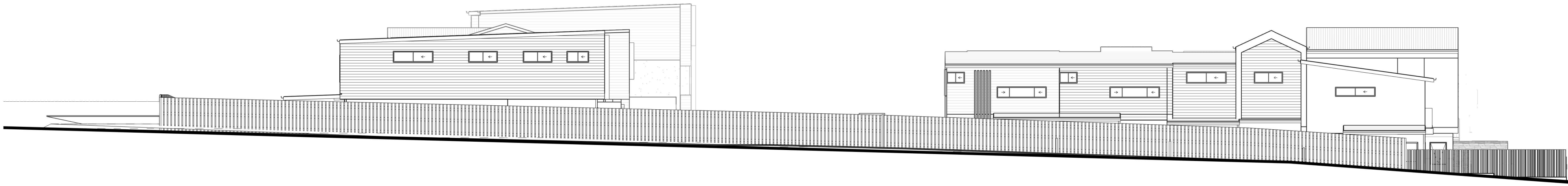
UNIT LEGEND

Lot 12 Lot 11 Lot 10 Lot 9 Lot 8 Lot 7 Lot 6 Lot 5

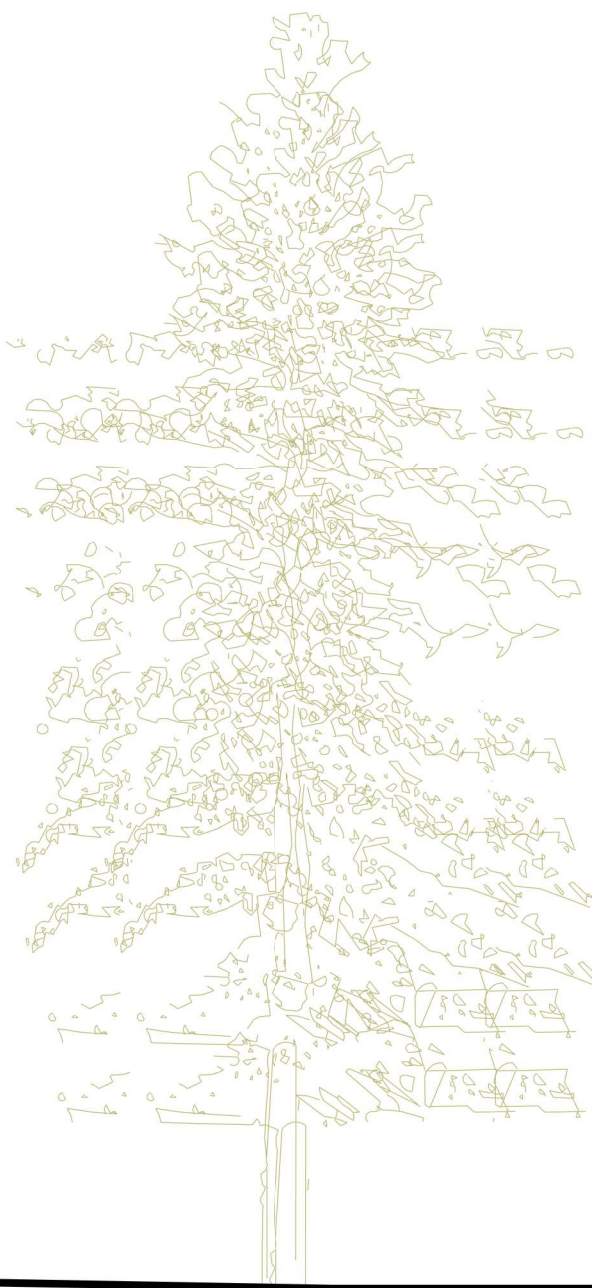


1 South - Site Elevation
1:150

Lot 5 Lot 4 Lot 3 Lot 2 Lot 1



2 East - Site Elevation
1:150



Site Elevations - Rear & Left

DESIGN	JOB ADDRESS
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN:	
PRELIMINARY	
CLIENT:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.
EMCEE INVESTMENTS	

S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
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		D	08.10.23	FOR REVIEW	ADD	ADD
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		O	08.10.23	FOR REVIEW	ADD	ADD



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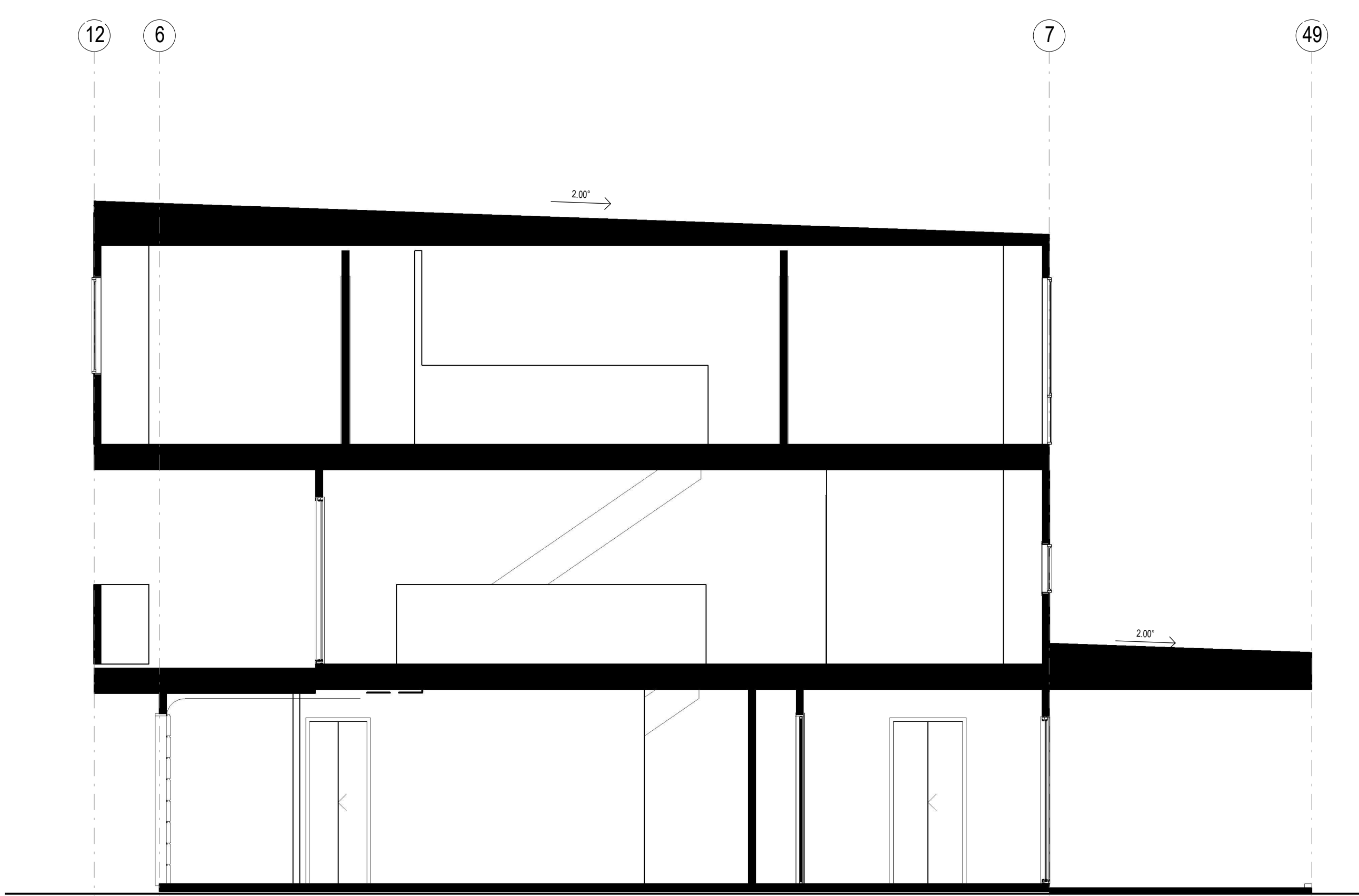
RELIM - NOT FOR CONSTRUCTION



4 Three Storey Type 1 Ground Level
1: 50

5 Three Storey Type 1 First Floor
1: 50

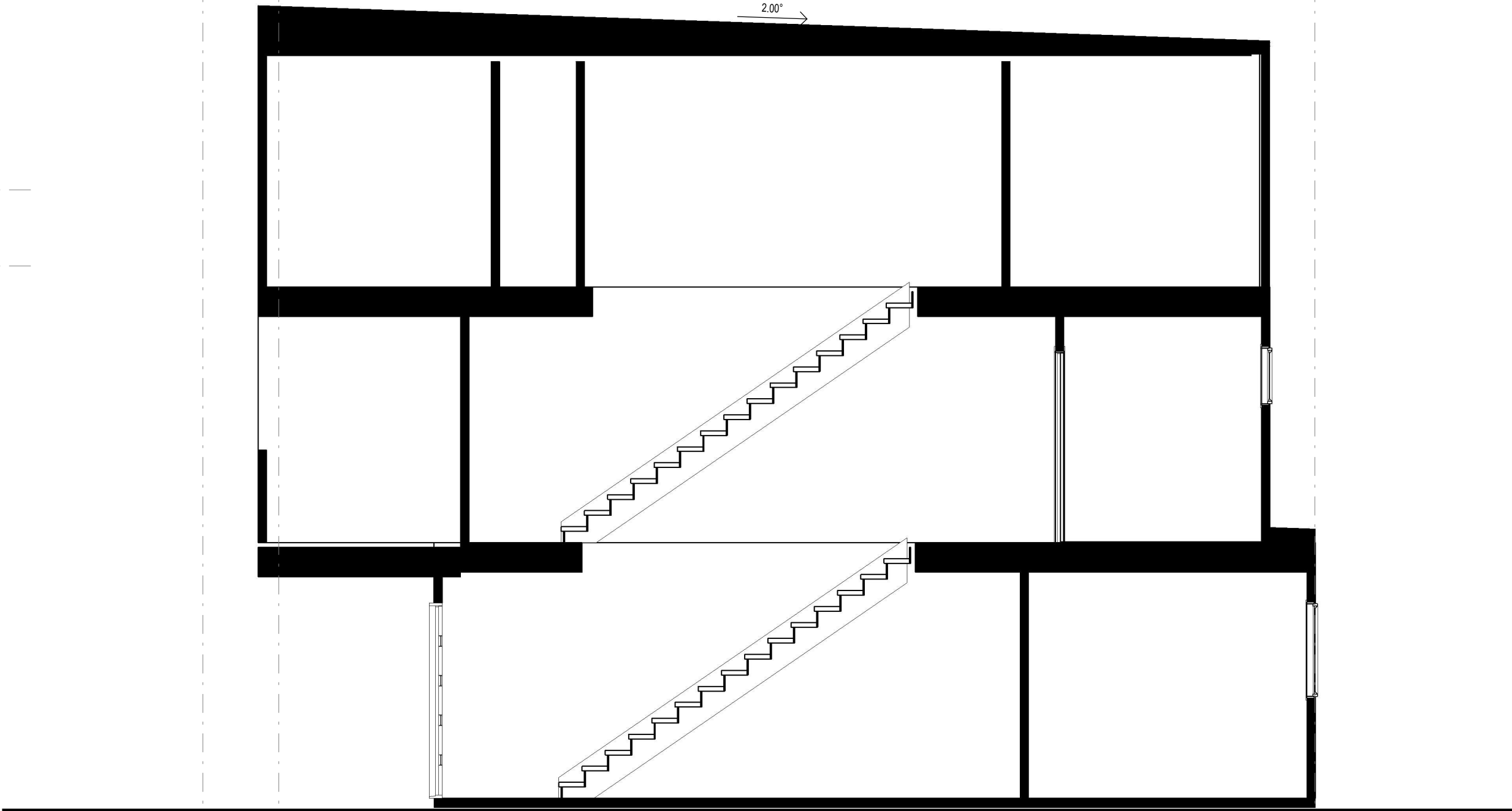
6 Three Storey Type 1 Second Floor
1: 50



1 Section 15
1: 50

12 6

7



2 Section 16
1: 50

Typical Plans & Sections

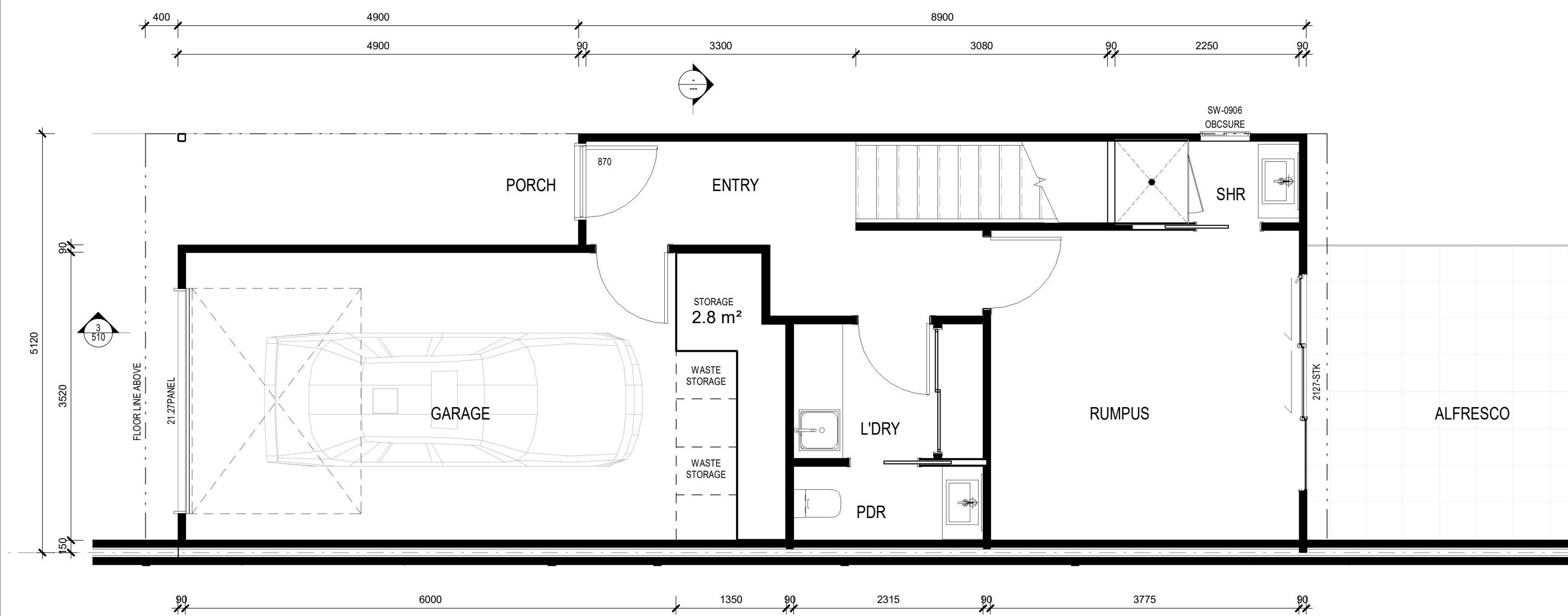
DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 0	ISSUE 0	REV 0	DATE 01/12/23	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: 1: 50 @ A2		1	01/12/23	OFFICIAL ISSUE	ADD	ADD
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 500	LAND AREA: 0	2	01/12/23	FOR REVIEW	ADD	ADD
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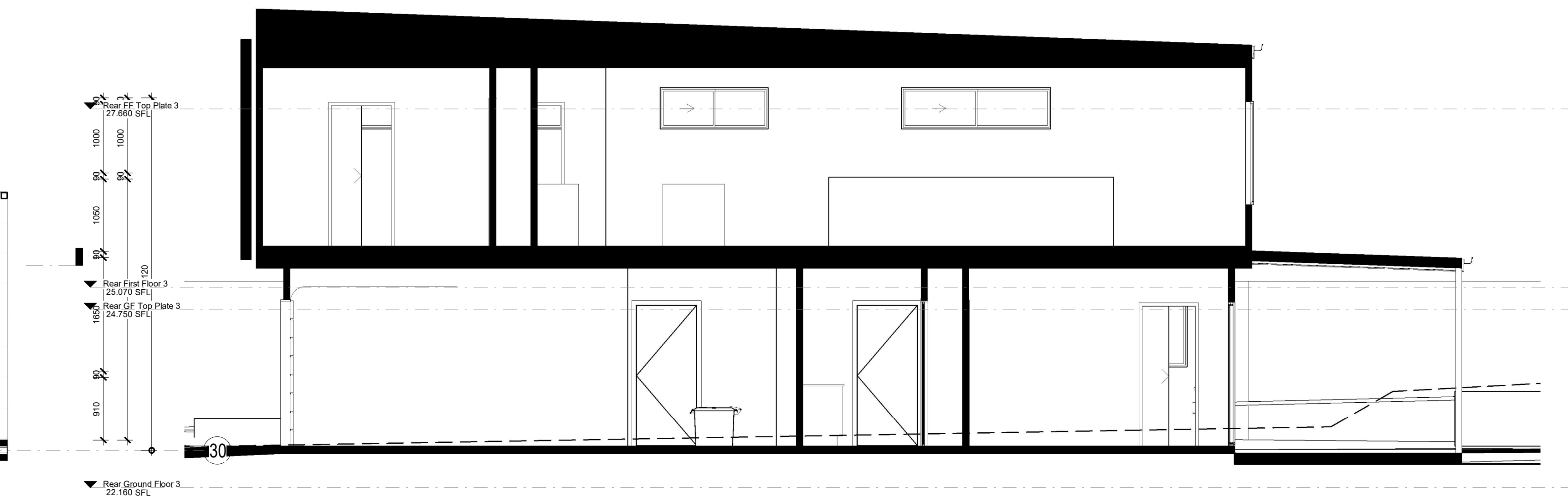
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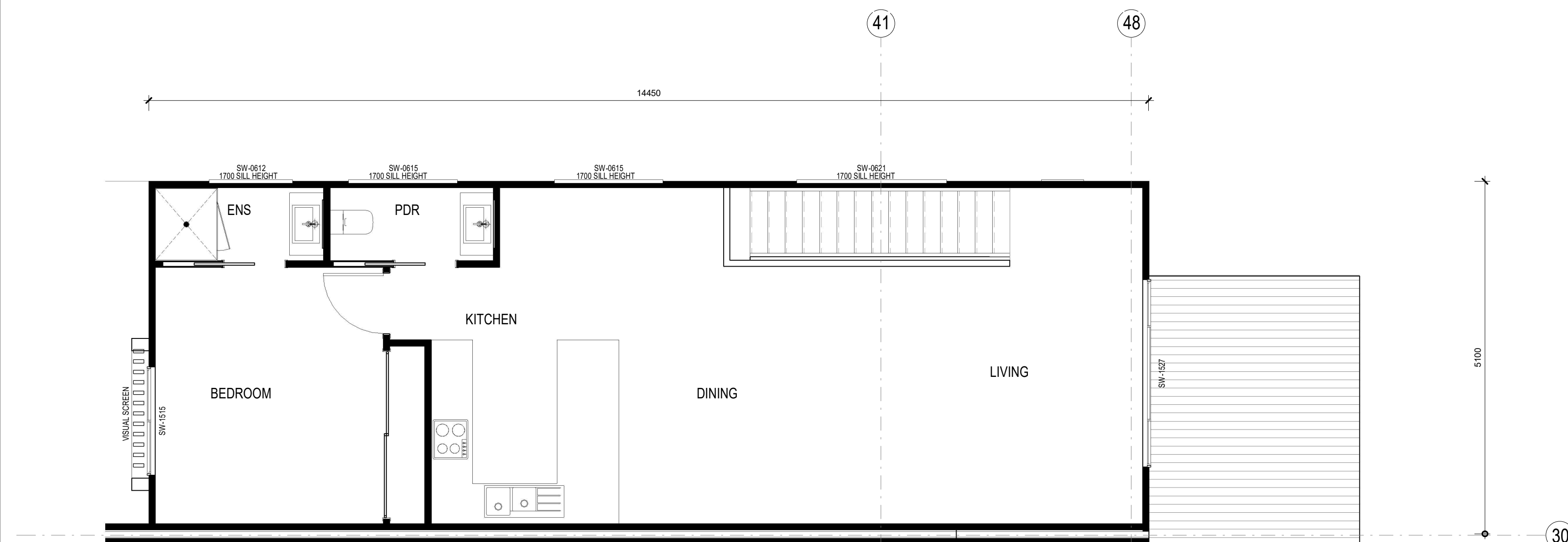
ADVERTISED



1 Two Storey Type 1 Ground Floor
1:50



3 Section 24
1:50



2 Two Storey Type 1 First Floor
1:50

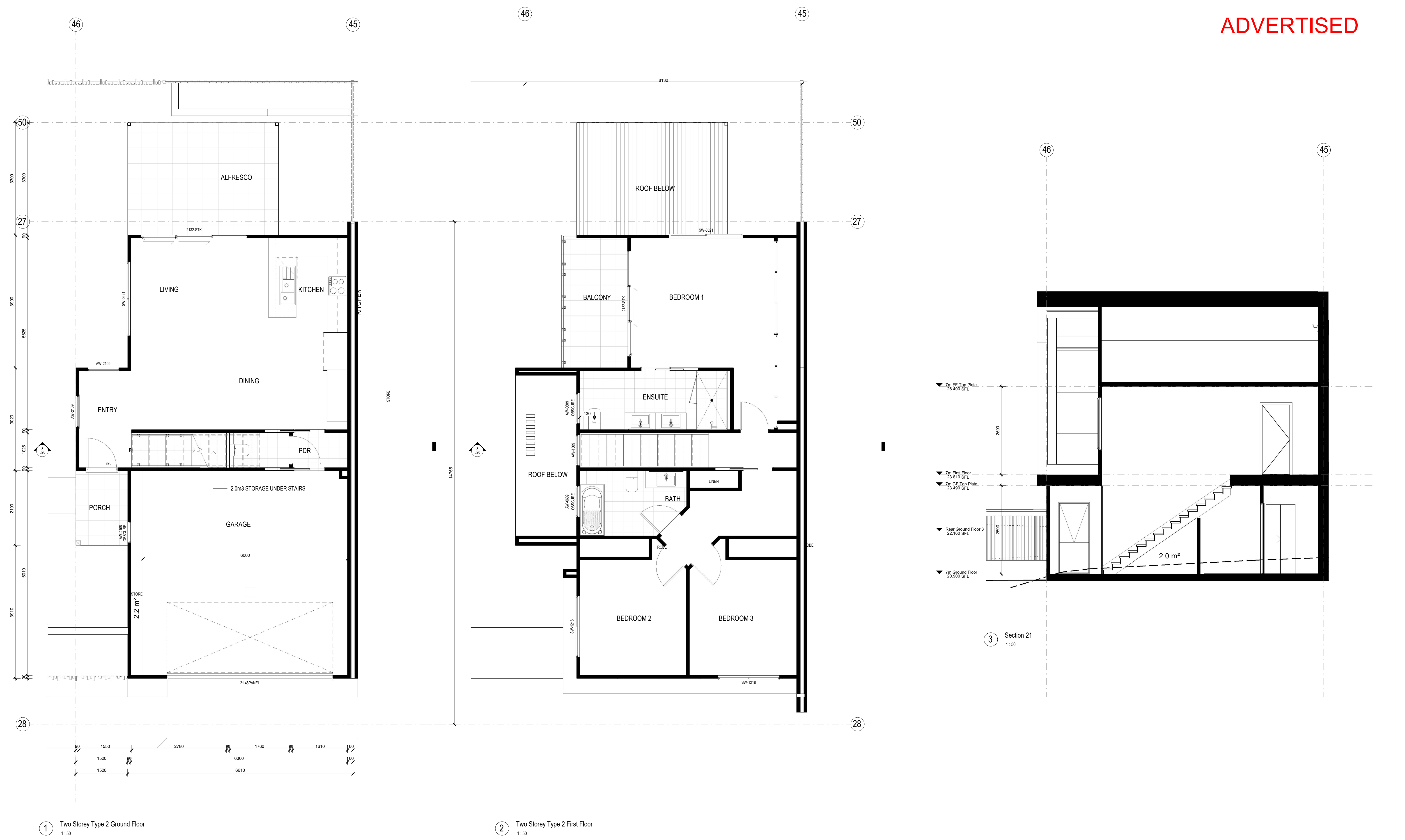
Typical Plans & Sections

DESIGN	JOB ADDRESS:	S.P.	ISSUE:	REV	DATE	DESCRIPTION	DRAWN	CHECKED
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STAGED PLAN		SCALE:						
PRELIMINARY		1 : 50 @ A2						
CLIENT:		DWG NO:	LAND AREA:					
EMCEE INVESTMENTS	USE REFERRED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH ALL CODES AND REGULATIONS.	510						



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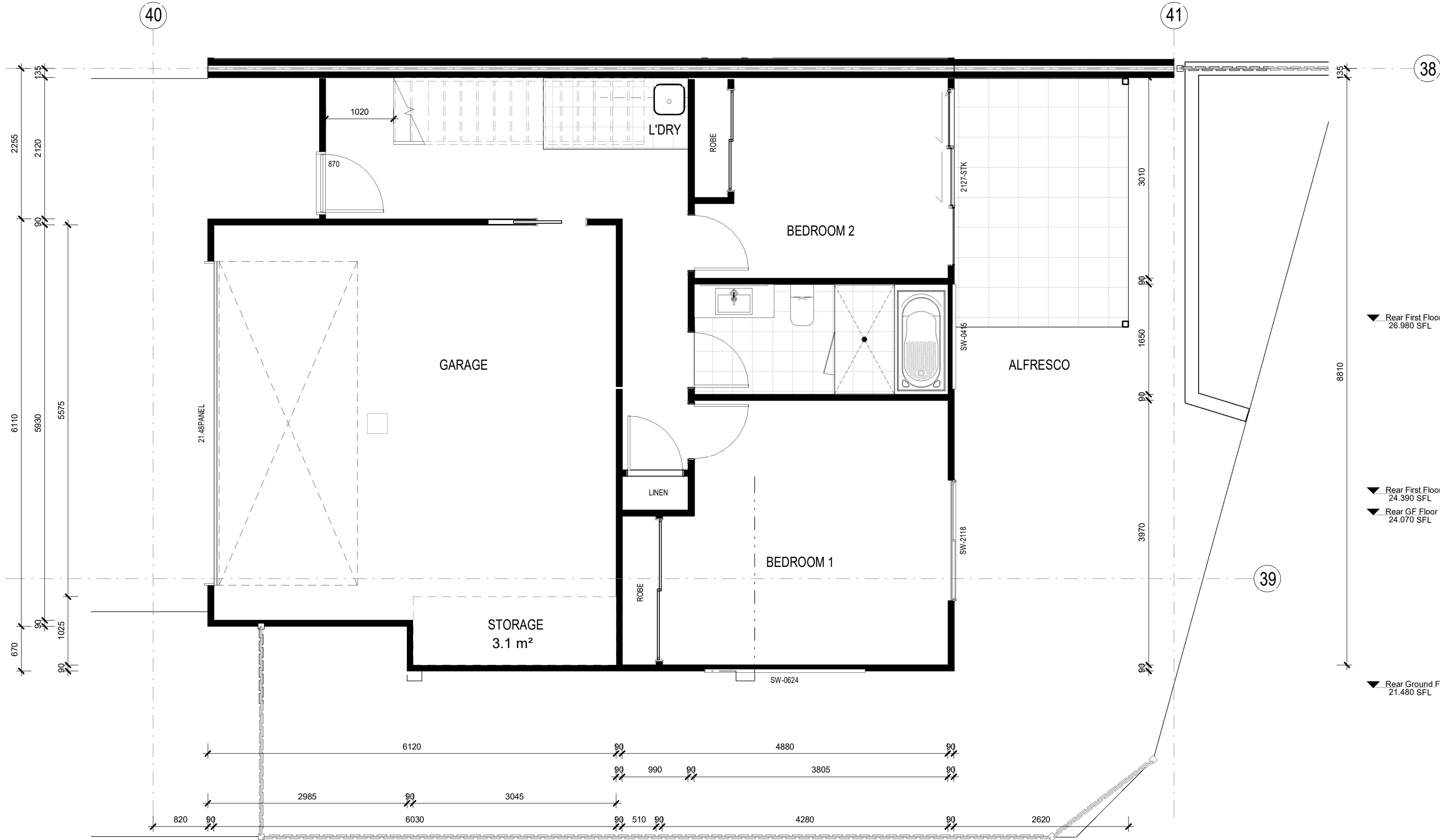
Typical Plans & Sections

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 0	ISSUE 0	REV 0	DATE 0	DESCRIPTION 0	DRAWN 0	CHECKED 0
STAGED PLAN: PRELIMINARY		SCALE: 1:50 @ A2						
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 520	LAND AREA: 0					

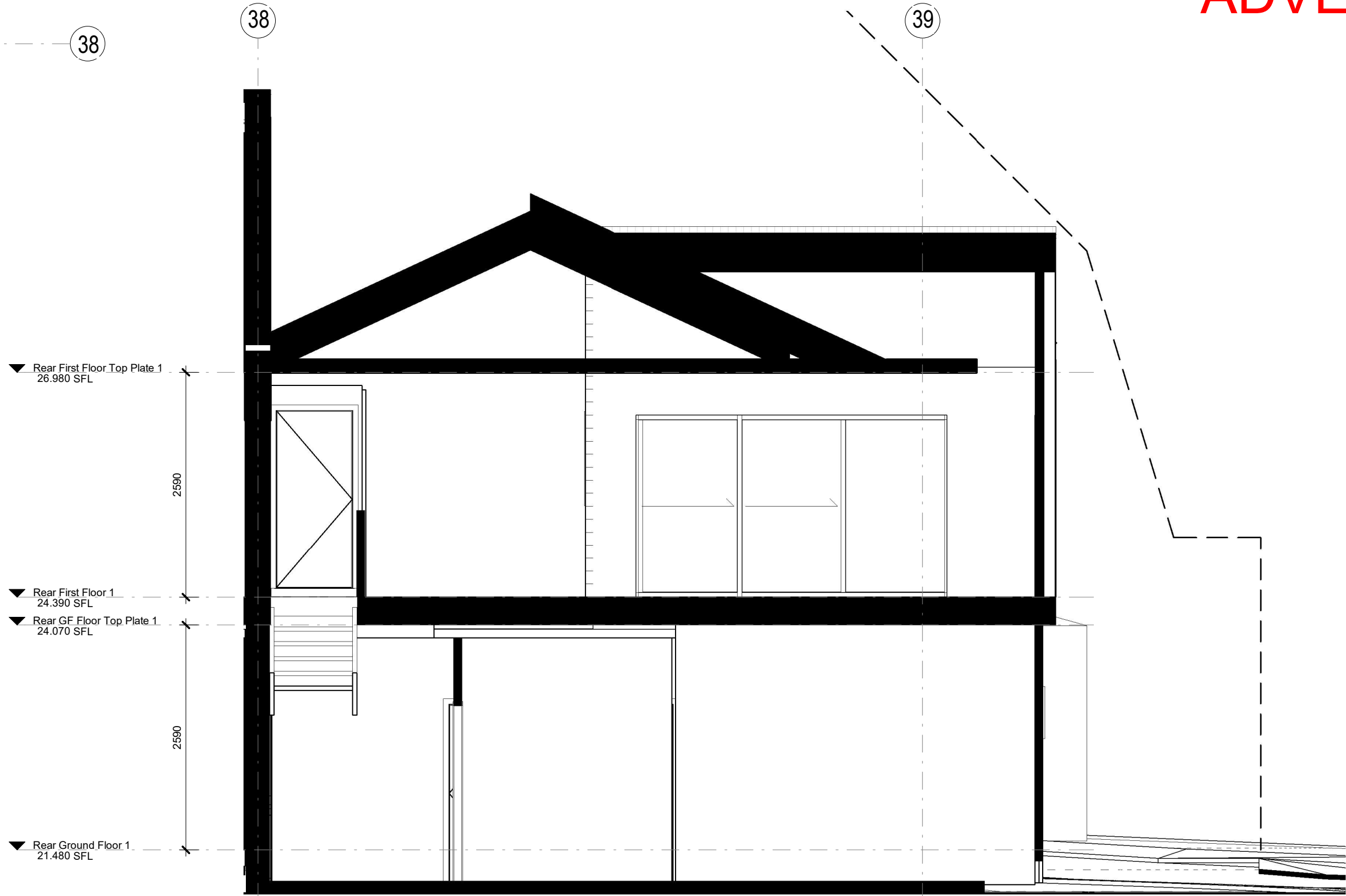


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1 Two Storey Type 4 Ground Floor
1:50



4 SECTION
1:50



3 Two Storey Type 4 First Floor
1:50

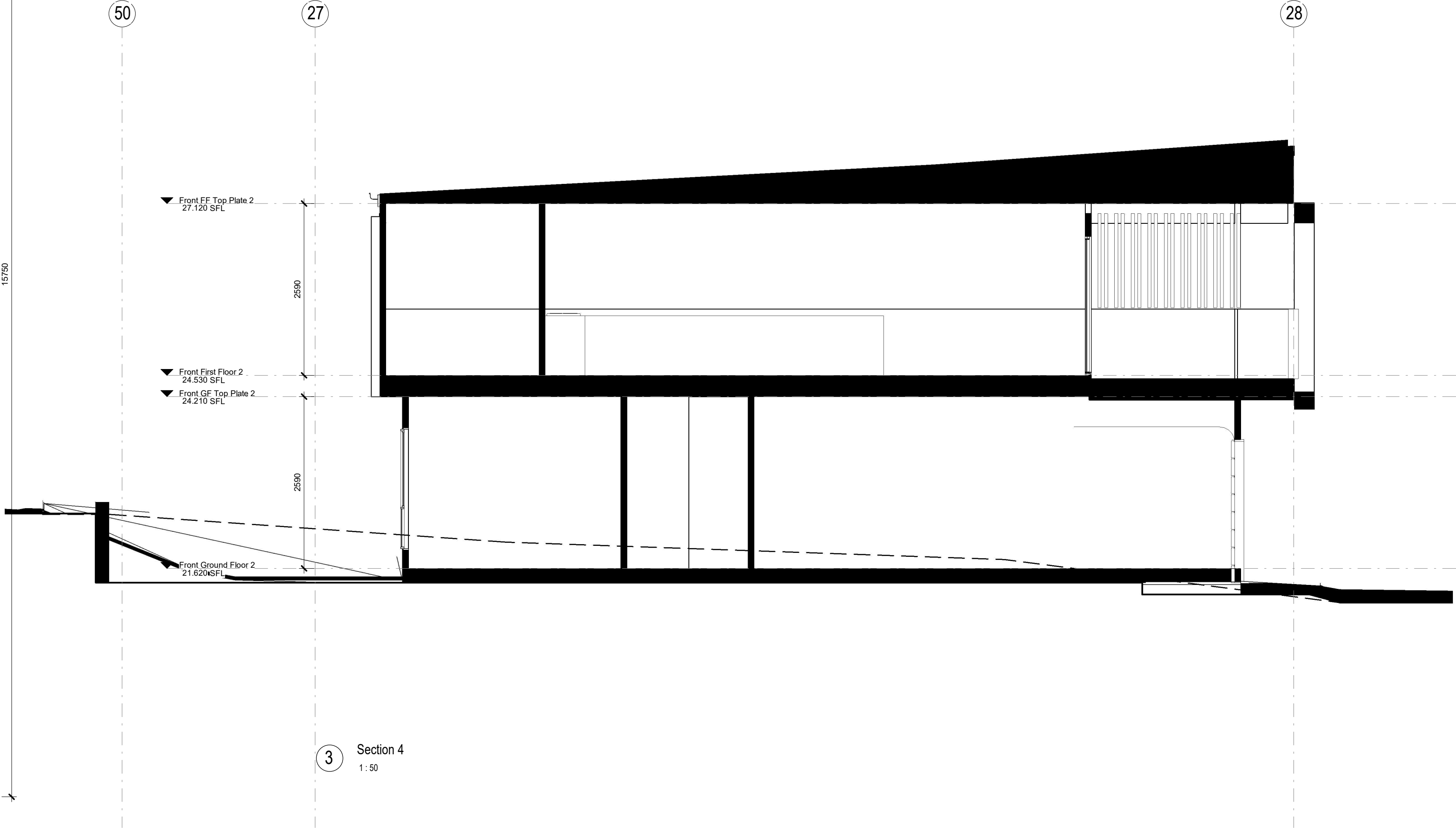
Typical Plans & Sections

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 530	ISSUE O	REV 1:50 @ A2	DATE 12/04/25	DESCRIPTION REVISED DA documents	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY								
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.							



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Typical Plans & Sections

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 0	ISSUE 1: 50 @ A2	REV 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 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1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 208
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GARDEN SPACE: 1033m2

LOT SIZE 2941m2

GARDEN AREA 35.1%



Garden Area

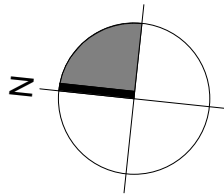
DESIGN	PROPOSED TOWNHOUSES	JOB ADDRESS	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN:	PRELIMINARY		
CLIENT:	EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	

S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
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		L	05.05.23	FOR REVIEW	ADD	ADD
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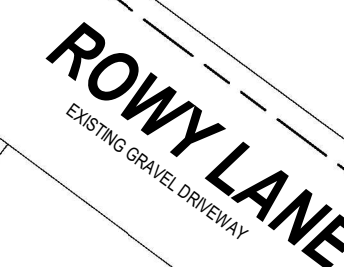


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36-38 BRAITHWAITE STREET, WARRNAMBOOL
T:03 5561 3799 - M:0417 052 610 - F:03 5561 7788
E:drafting@markconlan.com.au
DB-U4057 HIA 533957 ABN 39 487 131 009

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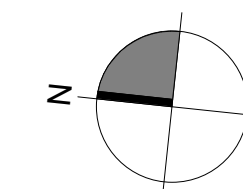
Areas within 9m that require protection from overlooking - First Floor

DESIGN	JOB ADDRESS:	S.P.	ISSUE:	REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROPOSED TOWNHOUSES STAGED PLAN: PRELIMINARY	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	SCALE: 1 : 200 @ A2	0	A	21.09.23	SCHEMATIC DESIGN	ASG	ASG
				B	08.02.23	FOR REVIEW	ASG	ASG
				C	05.10.23	FOR REVIEW	ASG	ASG
				D	05.10.23	FOR REVIEW	ASG	ASG
				E	05.12.23	OFFICIAL ISSUE	ASG	ASG
				F	05.12.23	OFFICIAL ISSUE	ASG	ASG
				G	05.12.23	FOR REVIEW	ASG	ASG
				H	20.06.24	OFFICIAL ISSUE	ASG	ASG
				I	05.11.24	OFFICIAL ISSUE	ASG	ASG
				J	05.11.24	OFFICIAL ISSUE	ASG	ASG
CLIENT:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY VERIFIED ON BUILDING CONTRACTOR ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO CONFORM TO NATA 2012 CODE, AS APPLICABLE TO THE PROJECT.	DWG NO:	LAND AREA:	K	05.09.25	PROPOSED DOCUMENTATION	ASG	ASG
EMCEE INVESTMENTS		602						

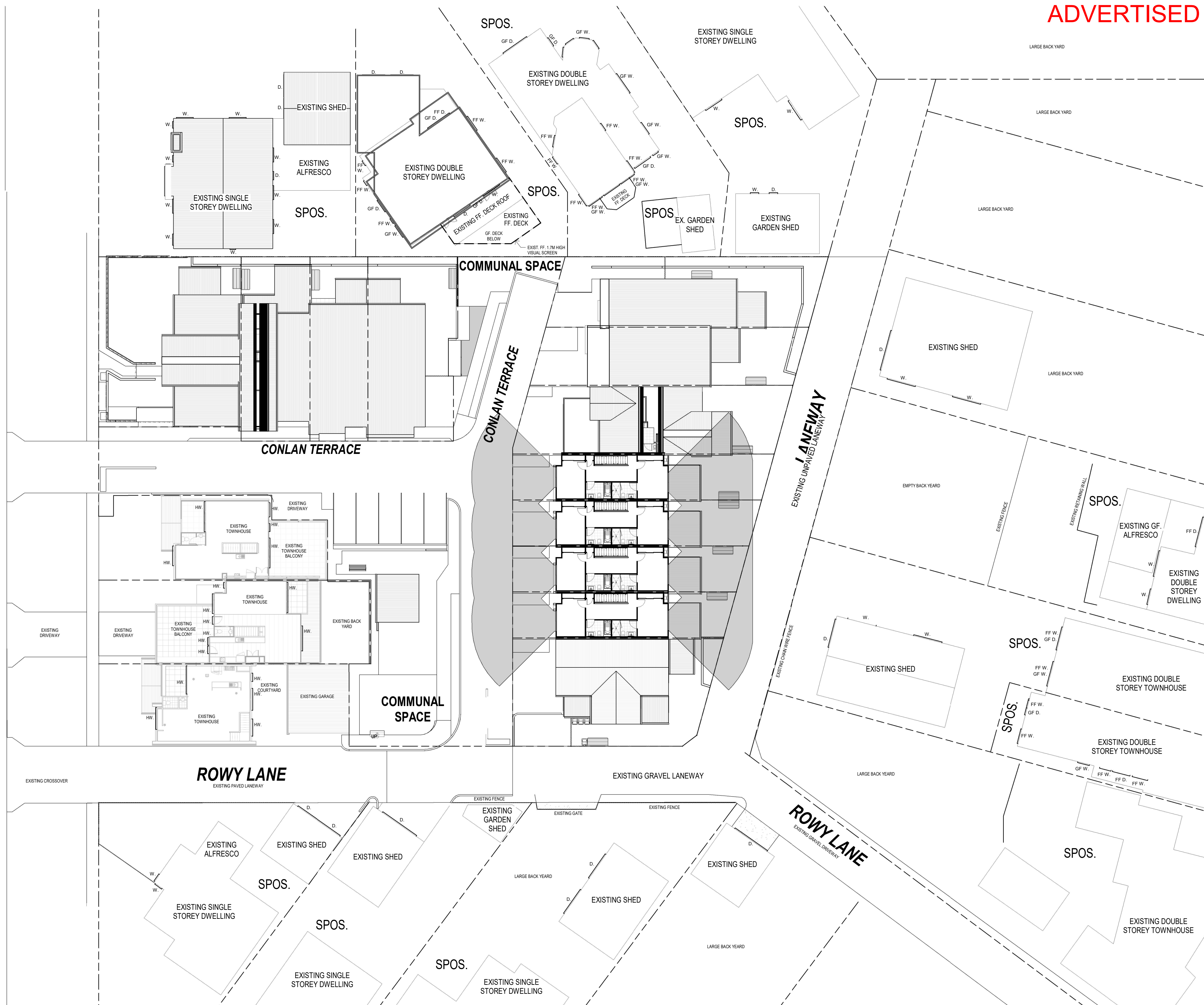


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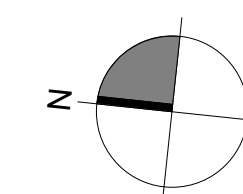
Areas within 9m that require protection from overlooking - Second Floor

DESIGN	JOB ADDRESS:	S.P.	ISSUE:	REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	SCALE:	0	A	11.08.23	SCHEMATIC DESIGN	AGC	AGC
				B	08.09.23	POP REVIEW	AGC	AGC
				C	03.10.23	POP REVIEW	AGC	AGC
				D	26.11.23	POP REVIEW	AGC	AGC
				E	02.12.23	OFFICIAL ISSUE	AGC	AGC
				F	08.12.23	OFFICIAL ISSUE	AGC	AGC
				G	19.01.24	POP REVIEW	AGC	AGC
				H	26.01.24	POP REVIEW	AGC	AGC
				I	05.02.24	OFFICIAL ISSUE	AGC	AGC
				J	09.03.24	OFFICIAL ISSUE	AGC	AGC
PRELIMINARY		1 : 200 @ A2		K	07.11.24	OFFICIAL ISSUE	AGC	AGC
				N	26.03.25	REVISED DOCUMENT	AGC	AGC
CUSTOMER:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO	DWG NO:	LAND AREA:					
EMCEE INVESTMENTS		603						



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LEGEND

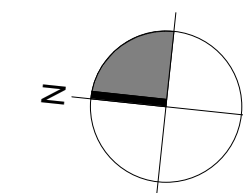


DESIGN	JOB ADDRESS
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN	
PRELIMINARY	
CLIENT	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.
EMCEE INVESTMENTS	

S.P.	ISSUE:	REV	DATE	DESCRIPTION	DRAWN	CHECKED
SCALE: 1 : 200 @ A2	O	A	31.05.23	SCHEMATIC DESIGN	ASG	ASG
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		E	05.10.23	FOR REVIEW	ASG	ASG
		F	05.10.23	OFFICIAL ISSUE	ASG	ASG
		G	05.10.23	OFFICIAL ISSUE	ASG	ASG
		H	13.09.24	FOR REVIEW	ASG	ASG
		I	26.08.24	FOR REVIEW	ASG	ASG
		J	26.08.24	OFFICIAL ISSUE	ASG	ASG
DWO NO: 605	LAND AREA:	K	05.10.23	OFFICIAL ISSUE	ASG	ASG
		L	05.11.24	OFFICIAL ISSUE	ASG	ASG
		N	02.04.25	FOR REVIEW DA documentation	ASG	ASG
		O	02.04.25	REVISED DA documentation	ASG	ASG



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Shadow Diagram -12pm - 22nd March

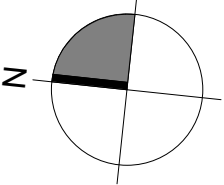
DESIGN	PROPOSED TOWNHOUSES	JOB ADDRESS	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN	PRELIMINARY		
CLIENT	EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	

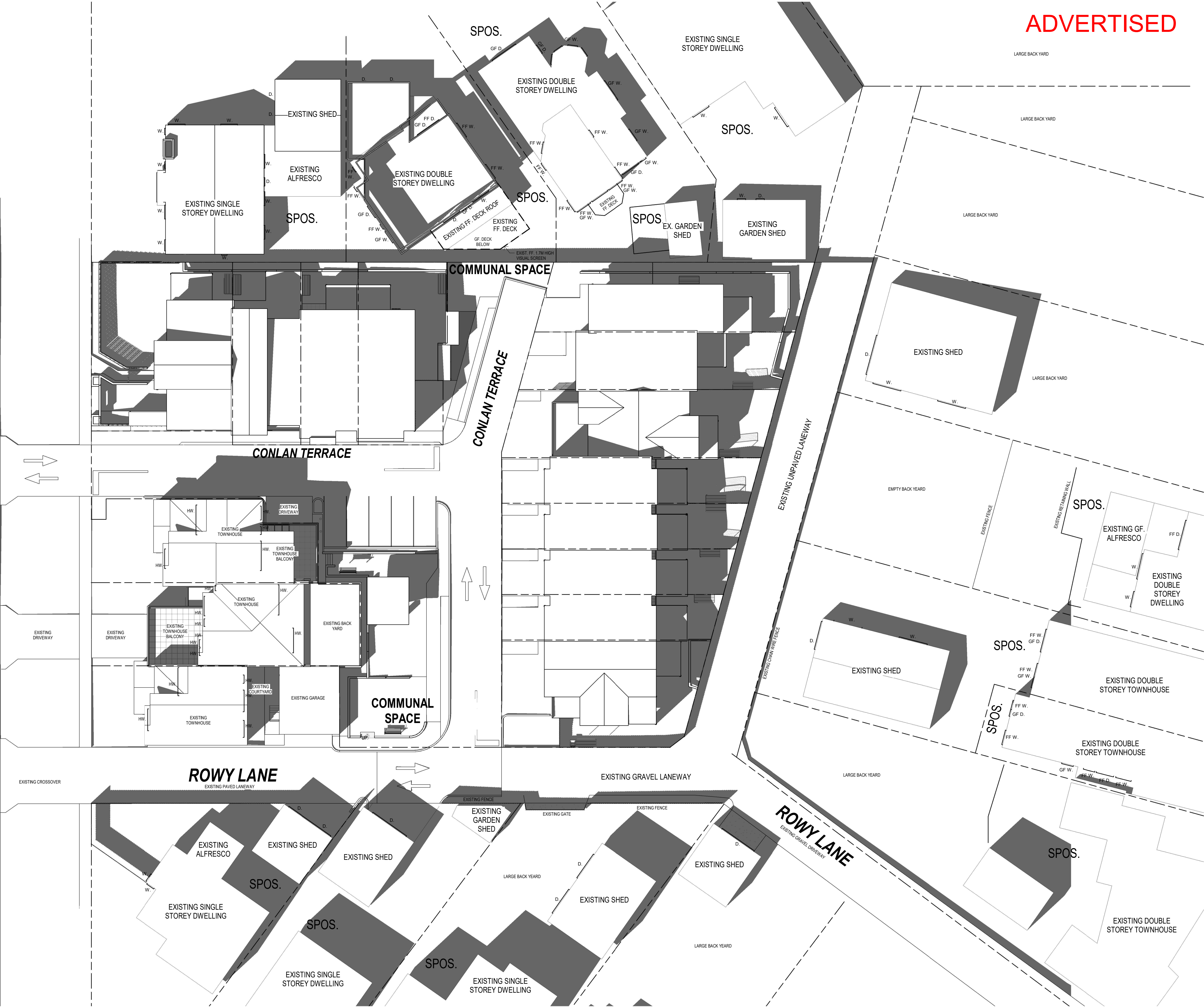
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E:markconlan@markconlan.com.au
DB-U4057 HIA 533957 ABN 39 487 131 009

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Shadow Diagram - 3pm - 22nd March

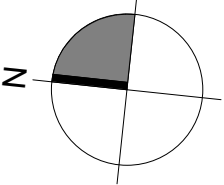
DESIGN	PROPOSED TOWNHOUSES	JOB ADDRESS	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280
STAGED PLAN	PRELIMINARY		
CLIENT	EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	

S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
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		L	26.12.24	OFFICIAL ISSUE	ADD	ADD
		M	26.12.25	REVISED CA DOCUMENTATION	ADD	ADD
		N	26.12.25	REVISED CA DOCUMENTATION	ADD	ADD
		O	26.12.25	REVISED CA DOCUMENTATION	ADD	ADD



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E:mark@markconlan.com.au
DB-U4057 HIA 533957 ABN 39 487 131 009

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PROPOSED PLANTING SCHEDULE

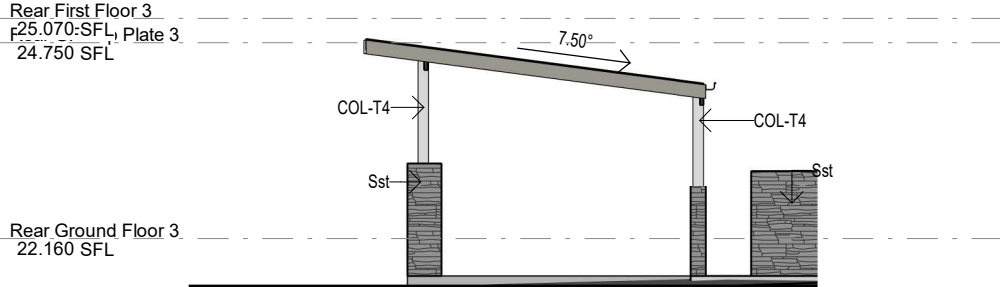
SYMBOL LEGEND	COMMON NAME	SC NAME	HEIGHT
	COAST SAW-SEDE	GAHNIA TRIFIDA	1.0m
	COASTAL ROSEMARY	WESTRINGIA FRUITICOSA	1-2m
	LAVENDER GREVILLEA	GREVILLEA LAVANDULACEA	1-2m
	COUSIN IT	CASUARINA GLAUCA	0.2m
	WHITE CORREA	CORREA ALBA	1-2m
	FLAT LEAF WATTLE	ACACIA GLAUOPTERA	1-2m
	GERALDTON WAX	CHAMELAUCIUM UNCINATUM	2-3m
	COAST BANKSIA	BANKSIA INTEGRIFOLIA	3.0m
	DROOPING SHEOAK	ALLOCASUARINA VERTICILLATA	9m
	WEEPING BOTTLE-BRUSH	CALLISTEMON VIMINALIS	3.0m
	MIX - CREEPING BOOBBALLA, KARKALLA (PIGFACE) & RUNNING POSTMAN	MIX - MYOPORUM PARVIFOLIUM CARPOBROTUS ROSSII & KENNEDIA PROSTRATA	-

LEGEND

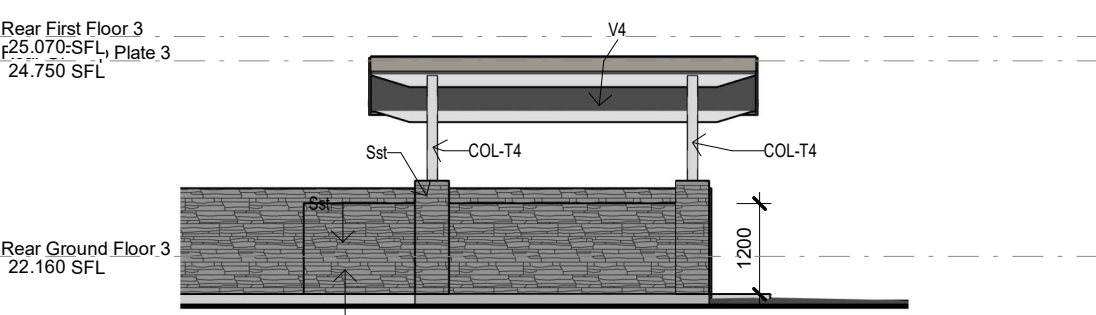
BINS

CLOTHES LINE

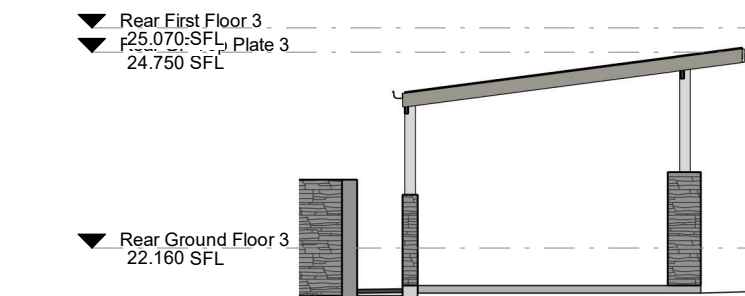
- GARDEN BOLLARD LIGHTING (TIMER ACTIVATED)
- IN GROUND GARDEN LIGHTING (TIMER ACTIVATED)
- BLOCKWORK WALL - RENDERED
- BLOCKWORK WALL - STACKED STONE CLAD
- GARDEN EDGE - PINE SLEEPER
- CONCRETE SLEEPER RETAINING WALL



PERGOLA - EAST ELEVATION
1: 100



PERGOLA - SOUTH ELEVATION
1: 100



PERGOLA - WEST ELEVATION
1: 100



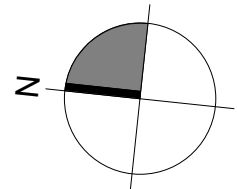
Landscaping Plans

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 1	ISSUE O	REV 0	DATE 25.10.23	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: 1: 100 @ A2		REV 1	DATE 26.10.23	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 700	LAND AREA: 700	REV 2	DATE 26.10.23	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD



LANEWAY
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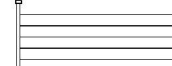
ADVERTISED

PROPOSED PLANTING SCHEDULE			
SYMBOL LEGEND	COMMON NAME	SC NAME	HEIGHT
	COAST SAW-SEGE	GAHNIA TRIFIDA	1.0m
	COASTAL ROSEMARY	WESTRINGIA FRUITICOSA	1-2m
	LAVENDER GREVILLEA	GREVILLEA LAVANDULACEA	1-2m
	COUSIN IT	CASUARINA GLAUCA	0.2m
	WHITE CORREA	CORREA ALBA	1-2m
	FLAT LEAF WATTLE	ACACIA GLAUOPTERA	1-2m
	GERALTON WAX	CHAMELAUCIUM UNCINATUM	2-3m
	COAST BANKSIA	BANKSIA INTEGRIFOLIA	3.0m
	DROOPING SHEOAK	ALLOCASUARINA VERTICILLATA	9m
	WEeping BOTTLE-BRUSH	CALLISTEMON VIMINALIS	3.0m
	MIX - CREEPING BOOBIALLA, KARKALLA (PIGFACE) & RUNNING POSTMAN	MIX - MYOPORUM PARVIFOLIUM, CARPOBROTUS ROSSII & KENNEDIA PROSTRATA	-

LEGEND



BINS



CLOTHES LINE

- GARDEN BOLLARD LIGHTING (TIMER ACTIVATED)
- IN GROUND GARDEN LIGHTING (TIMER ACTIVATED)
- BLOCKWORK WALL - RENDERED
- BLOCKWORK WALL - STACKED STONE CLAD
- GARDEN EDGE - PINE SLEEPER
- CONCRETE SLEEPER RETAINING WALL



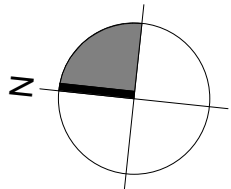
Landscaping Plans

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 1	ISSUE O	REV 0	DATE 25.12.23	DESCRIPTION FOR REVIEW	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: 1 : 100 @ A2						
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO: 710	LAND AREA					



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PLANTING SCHEDULE IDENTIFICATION

COAST SAW-SEDGE GAHNIA TRIFIDA



LAVENDER GREVILLEA GREVILLEA LAVANDULACEA



WHITE CORREA CORREA ALBA



COASTAL ROSEMARY WESTRINGIA FRUITICOSA



COUSIN IT - CASUARINA GLAUCA



FLAT LEAF WATTLE ACACIA GLAUOPTERA



GERALDTON WAX CHAMELAUCIUM UNCINATUM



DROOPING SHEOAK ALLOCASUARINA VERTICILLATA



CREeping BOOBIALLA MYOPORUM PARVIFOLIUM



RUNNING POSTMAN KENNEDIA PROSTRATA



COAST BANKSIA



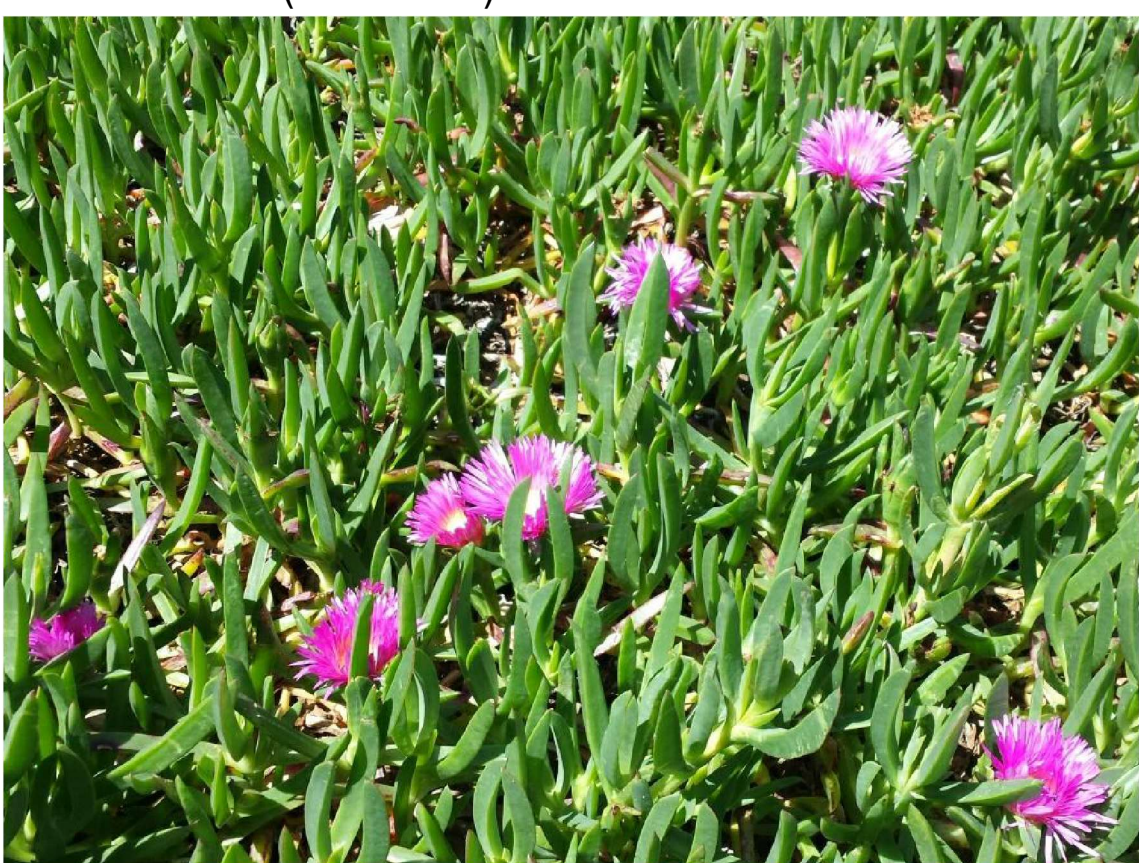
BANKSIA INTEGRIFOLIA



WEEPING BOTTLE-BRUSH CALLISTEMON VIMINALIS



KARKALLA (PIGFACE) CARPOBROTUS ROSSII



ADVERTISED

Landscape Schedule

DESIGN	JOB ADDRESS:	S.P.	ISSUE	REV	DATE	DESCRIPTION	DRAWN	CHECKED
PROPOSED TOWNHOUSES	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280		O	E	05.12.23	OFFICIAL ISSUE	ADD	ADD
				F	05.12.23	OFFICIAL ISSUE	ADD	ADD
				G	13.06.24	FOR REVIEW	ADD	ADD
				H	20.06.24	FOR REVIEW	ADD	ADD
				I	20.06.24	FOR REVIEW	ADD	ADD
				J	20.06.24	FOR REVIEW	ADD	ADD
				K	20.06.24	FOR REVIEW	ADD	ADD
				L	05.11.24	OFFICIAL ISSUE	ADD	ADD
				M	20.01.25	REVISED (as recommended)	ADD	ADD
				N	20.01.25	REVISED (as recommended)	ADD	ADD
				O	05.04.25	REVISED (as recommended)	ADD	ADD
STAGED PLAN:		SCALE:						
PRELIMINARY		1 : 100 @ A2						
CLIENT:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO:	LAND AREA:					
EMCEE INVESTMENTS		720						

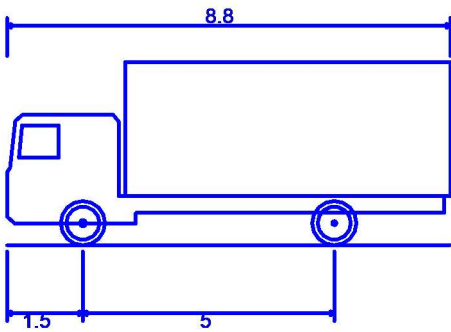


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VEHICLE LEGEND

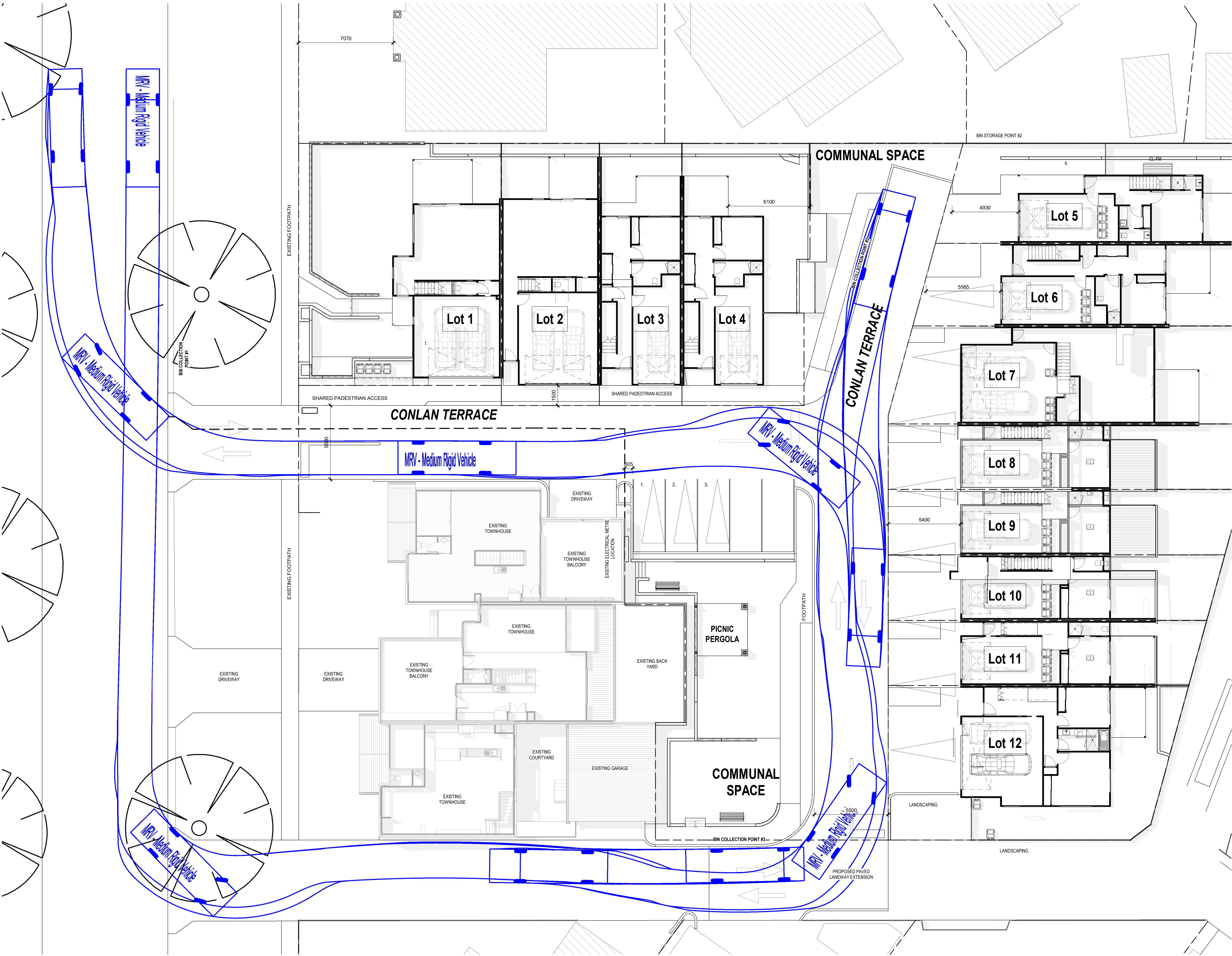
ADVERTISED



MRV - Medium Rigid Vehicle

MRV - Medium Rigid Vehicle
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

8.800m
2.500m
3.633m
0.428m
2.500m
4.00s
10.000m



Vehicle Pathway - Medium Rigid Vehicle

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 800	ISSUE O	REV 1	DATE 05.12.23	DESCRIPTION OFFICIAL ISSUE	DRAWN ADD	CHECKED ADD
STAGED PLAN: PRELIMINARY		SCALE: 1 : 150 @ A2		REV 2	DATE 05.12.23	DESCRIPTION OFFICIAL ISSUE	DRAWN ADD	CHECKED ADD
CLIENT: EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.		LAND AREA	REV 3	DATE 05.12.23	DESCRIPTION OFFICIAL ISSUE	DRAWN ADD	CHECKED ADD



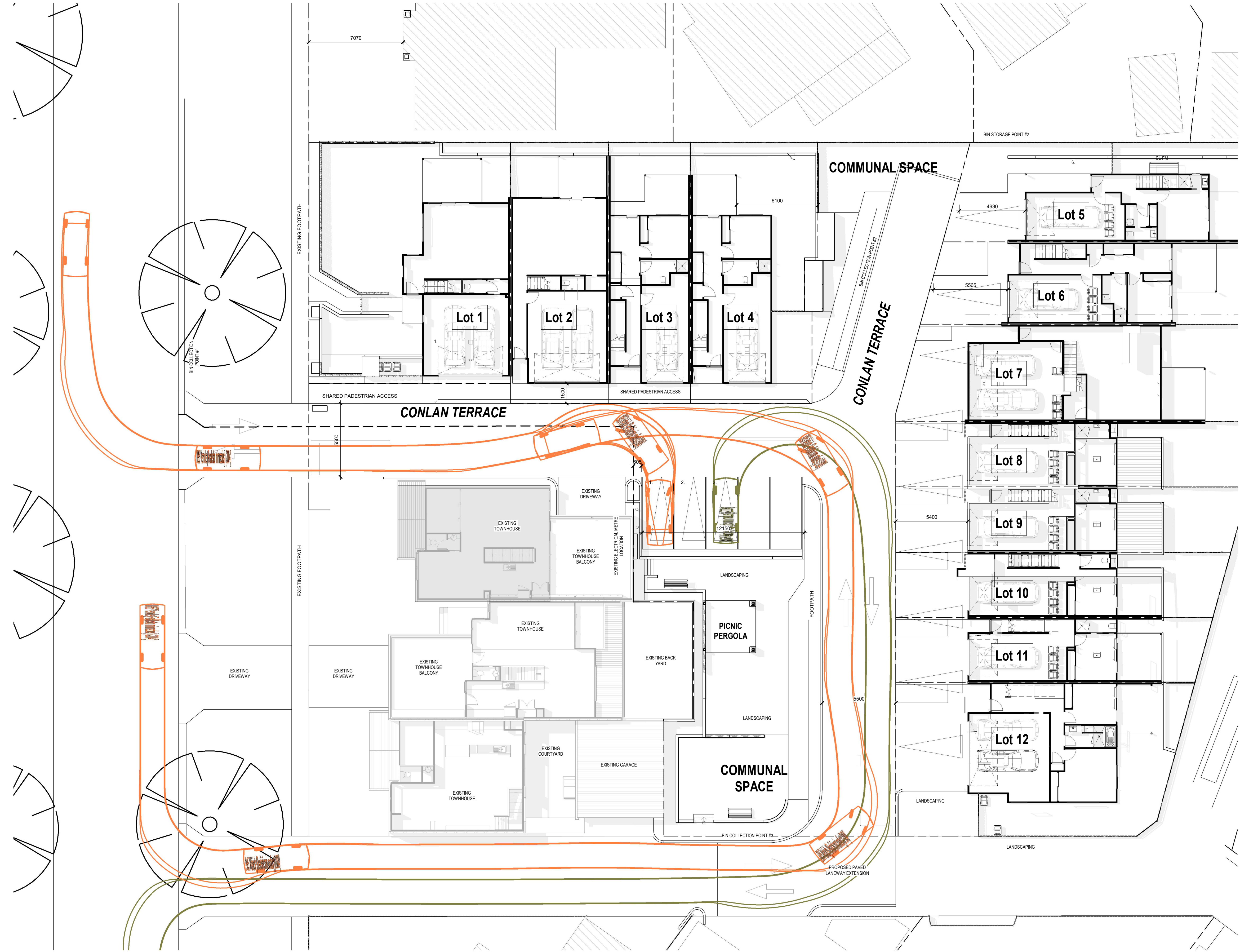
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VEHICLE LEGEND



B85 Vehicle (Realistic min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 5.750m



Vehicle Pathway - B85 Vehicle

DESIGN PROPOSED TOWNHOUSES	JOB ADDRESS 93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P. 1	ISSUE O	REV 1	DATE 25.12.23	DESCRIPTION OFFICIAL ISSUE	DRAWN ADD	CHECKED ADD
STAGED PLAN PRELIMINARY		SCALE 1 : 150 @ A2		2	05.12.23	OFFICIAL ISSUE	ADD	ADD
CLIENT EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRIES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG NO. 801	LAND AREA	3	13.08.24	FOR REVIEW	ADD	ADD
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DESIGN	PROPOSED TOWNHOUSES	JOB ADDRESS	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P.	ISSUE	O	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN:	PRELIMINARY			SCALE:		1 : 1000 @ A2	H	15.05.24	FOR REVIEW	ADD	ADD
CLIENT:	EMCEE INVESTMENTS	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.		DWG NO:	LAND AREA:	1000	E	25.05.24	FOR REVIEW	ADD	ADD
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DESIGN	PROPOSED TOWNHOUSES	JOB ADDRESS	93 - 97 NICHOLSON STREET, WARRNAMBOOL, VIC. 3280	S.P.	ISSUE	O	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN:	PRELIMINARY			SCALE:		@ A2	1	15.05.24	FOR REVIEW	ADD	ADD
CLIENT:	EMCEE INVESTMENTS						2	25.05.24	FOR REVIEW	ADD	ADD
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