

A SUBJECT SITE
173-179 BLACKBURN ROAD
DONCASTER EAST

RETAIL

- 1 WESTFIELD SHOPPING CENTRE
- 2 SAFEWAY
- 3 DEVON PLAZA
- 4 TUNSTALL SQUARE
- 5 BOX HILL CENTRAL (APPROX 6km)
- 6 FOREST HILL CHASE SHOPPING CENTRE (APPROX 6km)

TRANSPORT

- VEHICLE**
- 9 EASTERN FREEWAY
- BUSES**
- 7 BLACKBURN ROAD - ROUTE No's 286, 304 & 316
 - 8 DONCASTER ROAD - ROUTE No's 151, 157, 160, 207, 306, 307 & 316

AMENITIES

- 10 DONCASTER RESERVE
- 11 RUFFEY LAKE PARK
- 12 RIESCHIECKS RESERVE
- 13 ZERBES RESERVE
- 14 BUCK RESERVE
- 15 DONVALE RESERVE
- 16 ST CLEMS RESERVE
- 17 SLATER RESERVE
- 18 BORONIA GROVE RESERVE
- 19 BULLEN STREET RESERVE

EDUCATION

- 20 DONCASTER PRIMARY SCHOOL
- 21 DONCASTER SECONDARY SCHOOL
- 22 DONCASTER GARDENS PRIMARY SCHOOL
- 23 EAST DONCASTER SECONDARY COLLEGE
- 24 HEATHERWOOD SCHOOL
- 25 BEVERLEY HILLS PRIMARY SCHOOL
- 26 ST PETER & ST PAULS PRIMARY SCHOOL



LOCATION MAP

NOT TO SCALE



SUBJECT SITE
No. 173-179 BLACKBURN ROAD,
No. 37 CHURCHILL STREET,
DONCASTER EAST



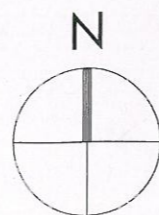
AERIAL PHOTOGRAPH

NOT TO SCALE



Member
Australian
Institute of
Architects

Rev: Date: Notes:



Documents under copyright.
Do not reproduce without written
authorisation from Orbit Solutions.

TOWN PLANNING



Project:
BLACKBURN ROAD

At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA

For:
ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
Context Plan

Drawing Type:
Location Plan

Date(original issue): 07/10/14	Architect: CG	Drawn: SW	Size: A3
-----------------------------------	------------------	--------------	-------------

Drawing No.:	Date (current issue): 19/06/2015	Rev:
--------------	-------------------------------------	------

DA101

PRINTED AT: 2:22 PM on Friday, 19 June 2015

CAD File: BIM Server: serv-fs01 - BIM Server (18.0)/A13011 173-175 Blackburn Road IP

RECEIVED
22 JUN 2015
STATUTORY PLANNING OFFICE

SITE COVERAGE* SUMMARY					
	BUILDING A	BUILDING B	BUILDING C	TOTAL	SITE
m ²	907	1066	424	2397	3976
SITE COVERAGE				60.3 %	

* SITE COVERAGE INCLUDES:
- BUILDING ENVELOPE
- BALCONIES ABOVE GROUND.

BUILDING A	1 BED	2 BED	3 BED	total
LEVEL 0	N/A	5	2	7
LEVEL 1	N/A	6	2	8
LEVEL 2	1	3	3	7
LEVEL 3	N/A	3	2	5
LEVEL 4	N/A	N/A	N/A	N/A
TOTAL	1	17	9	27 APARTMENTS

BUILDING B	1 BED	2 BED	3 BED	total
LEVEL 0	N/A	N/A	N/A	N/A
LEVEL 1	1	9	N/A	10
LEVEL 2	1	9	N/A	10
LEVEL 3	1	9	N/A	10
LEVEL 4	N/A	N/A	3	3
TOTAL	3	27	3	33 APARTMENTS

BUILDING C	1 BED	2 BED	3 BED	total
LEVEL 0	N/A	N/A	N/A	N/A
LEVEL 1	N/A	2	1	3
LEVEL 2	N/A	3	1	4
LEVEL 3	N/A	N/A	2	2
LEVEL 4	N/A	N/A	N/A	N/A
TOTAL	N/A	5	4	9 APARTMENTS

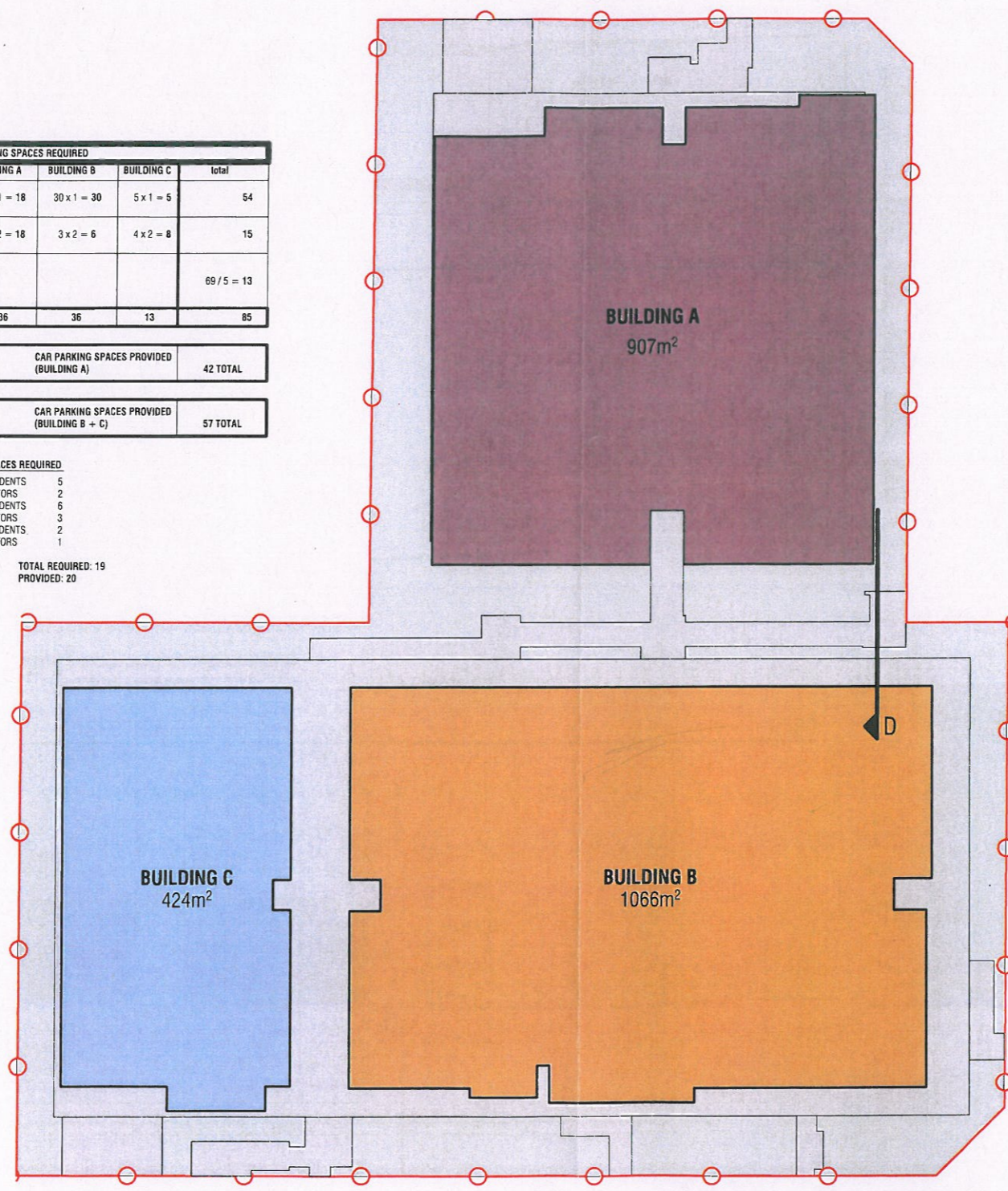
MINIMUM CARPARKING SPACES REQUIRED				
	BUILDING A	BUILDING B	BUILDING C	total
1 + 2 BED 1 SPACE REQD FOR EACH	18 x 1 = 18	30 x 1 = 30	5 x 1 = 5	54
3+ BED 2 SPACES REQD FOR EACH	9 x 2 = 18	3 x 2 = 6	4 x 2 = 8	15
VISITOR 1 SPACE REQD FOR EVERY 5 UNITS				69 / 5 = 13
TOTAL	36	36	13	85

CAR PARKING SPACES PROVIDED (BUILDING A) 42 TOTAL

CAR PARKING SPACES PROVIDED (BUILDING B + C) 57 TOTAL

MINIMUM BICYCLE SPACES REQUIRED		
BUILDING A	RESIDENTS	5
BUILDING A	VISITORS	2
BUILDING B	RESIDENTS	6
BUILDING B	VISITORS	3
BUILDING C	RESIDENTS	2
BUILDING C	VISITORS	1

TOTAL REQUIRED: 19 PROVIDED: 20



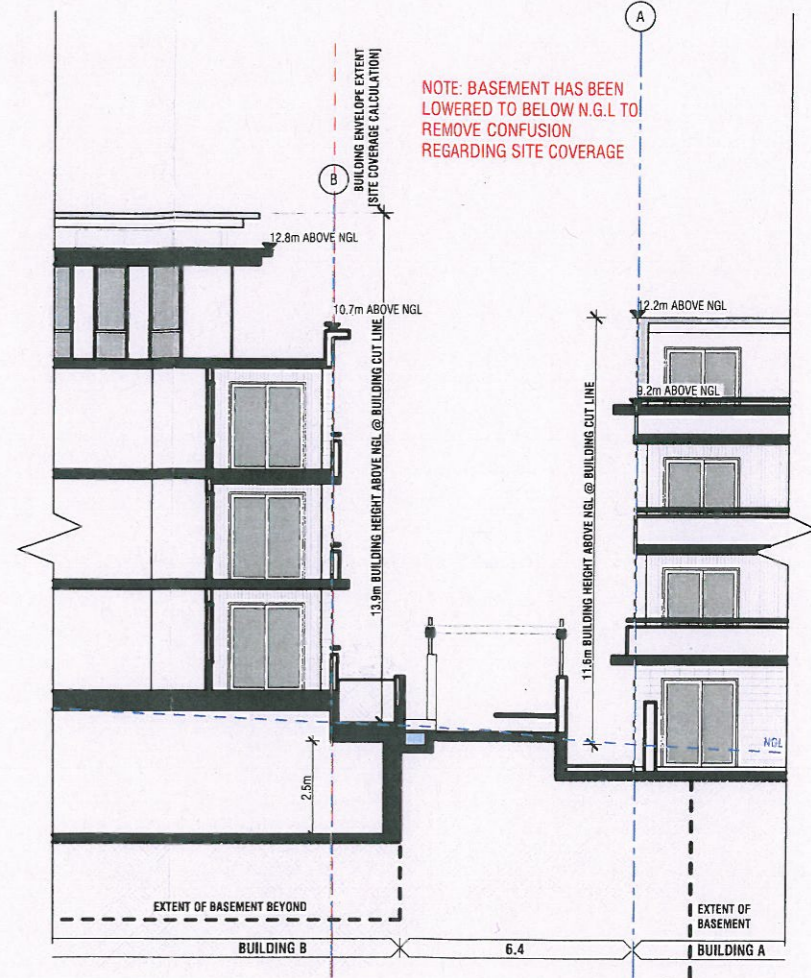
SITE PERMEABILITY - 24%

- NON-PERMEABLE AREA (RAMPS, PATHS + IN-GROUND BASEMENT)
- NATURAL SOIL - PERMEABILITY 24%

PERMEABLE AREA EXCLUDES:
- BUILDING COVERAGE
- VEHICLE RAMPS
- PEDESTRIAN RAMPS AND PATHS
- BASEMENTS

SITE COVERAGE COMPONENTS

- BUILDING A (SITE COVERAGE)
- BUILDING B (SITE COVERAGE)
- BUILDING C (SITE COVERAGE)



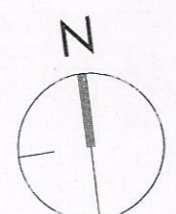
SECTION D - BASEMENT IN GROUND 1:200

ADVERTISED PLANNING DATE

PLANNING PRACTICE NOTE 27 SITE COVERAGE DEFINITION
The definition of a building includes a dwelling, a garage or carport, a verandah and any other roofed building such as a garden shed. **When calculating site coverage, if the upper storey projects over the ground floor, that part of the upper storey is also added onto the ground floor area. This does not include an underground basement that is constructed wholly underground.** Outdoor paving, driveways, footpaths or building eaves are not included when calculating the amount of site coverage.



Rev: Date: Notes:



Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.



Project: **BLACKBURN ROAD**
At: 173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA
For: ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name: **Project Information**
Drawing Type: **Strategy Diagrams**
Date (original issue): 09/06/15 Architect: CG Drawn: JS Size: A3
Date (current issue): 19/06/2015
Drawing No.: **DA131**

DEVELOPMENT APPLICATION

CONTEXTUAL RESPONSE

With close proximity to the activity centre on Doncaster Road, bus public transport and interchange the site is ideal for a high quality development that assists in the continued advancement of Doncaster East as an evolving cosmopolitan hub. The architectural response adopts a broad program that extends beyond simply crafting a beautiful object and seeks to establish a building that enhances its environment by its presence. The three active frontages are articulated in a way that maintains the human scale familiar to the original established order, in which houses present similar yet identifiably unique characteristics.

The articulated forms present separately distinct buildings with a series of clearly identifiable spaces such as landscaped open areas, views into common corridors and private open spaces to residences on all levels. By allowing a transparent yet unobtrusive view into different parts of the development, the outcome provides a reduced overall scale and improved human scale, and creates separately identifiable addresses and access points to each of the street frontages. This treatment ameliorates the risk that a large expanse of building façade dominates the street rather than providing the desired activity and sense of community.

There is a diversity of building forms and material treatments in the immediate surrounding area, predominantly built post-1970 when the area ceased being mainly Orchards. There is however, some older building stock from the 1950s and earlier. The suburb finished being 'built out' in the 1980s and since this time most growth has been sporadic in-fill building. More recently the high amenity in the area, well regarded schools and evolving demographic have suggested an opportunity to replace depreciated low density sites with medium density apartment and town house stock. In responding to the context a conscious decision was made to both reference and improve upon the surrounding forms.

Reflecting the mixed character of the street, the form and treatment of the proposed buildings presents an articulated response to Blackburn Road and as they turn corners into the smaller side streets. As each building turns the corner they introduce a more refined treatment including considered lighting and landscaping. The framed hoods of the mid-levels provide acoustic and visual privacy from the conjoined dwellings and neighbouring sites. At the same time the design has been treated to buffer certain environmental factors and the edges have been activated to take advantage of views from, and natural light to, the peripheral apartments.

To the west of the development site on Churchill Street a recent three double-storey town houses in a battle axe configuration have been constructed on what had previously been a single dwelling allotment. The proposed building that sits adjacent to these houses the entry to the Churchill Street basement and is the smallest of the three proposed buildings. With its third level significantly set back from the west it provides a transitional form that steps up to the four storey dwellings that are proposed along Blackburn Road. Privacy screens to mid levels on this building provide effecting visual buffers between the proposed development and the new houses on Churchill Street. The proposed dwelling sits seamlessly within this developing streetscape and provides an optimised scale for the transitional site.



View of Building B and common area entry from Blackburn Road



Rev: Date: Notes:

TOWN PLANNING

Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.



Project: **BLACKBURN ROAD**
 At: 173-179 BLACKBURN ROAD
 37 CHURCHILL AVENUE
 DONCASTER EAST VIC 3109
 AUSTRALIA
 For: ANU CORP DEVELOPMENTS A13011

Job No:

ANU CORP DEVELOPMENTS A13011

Drawing Name:

Arch Statement

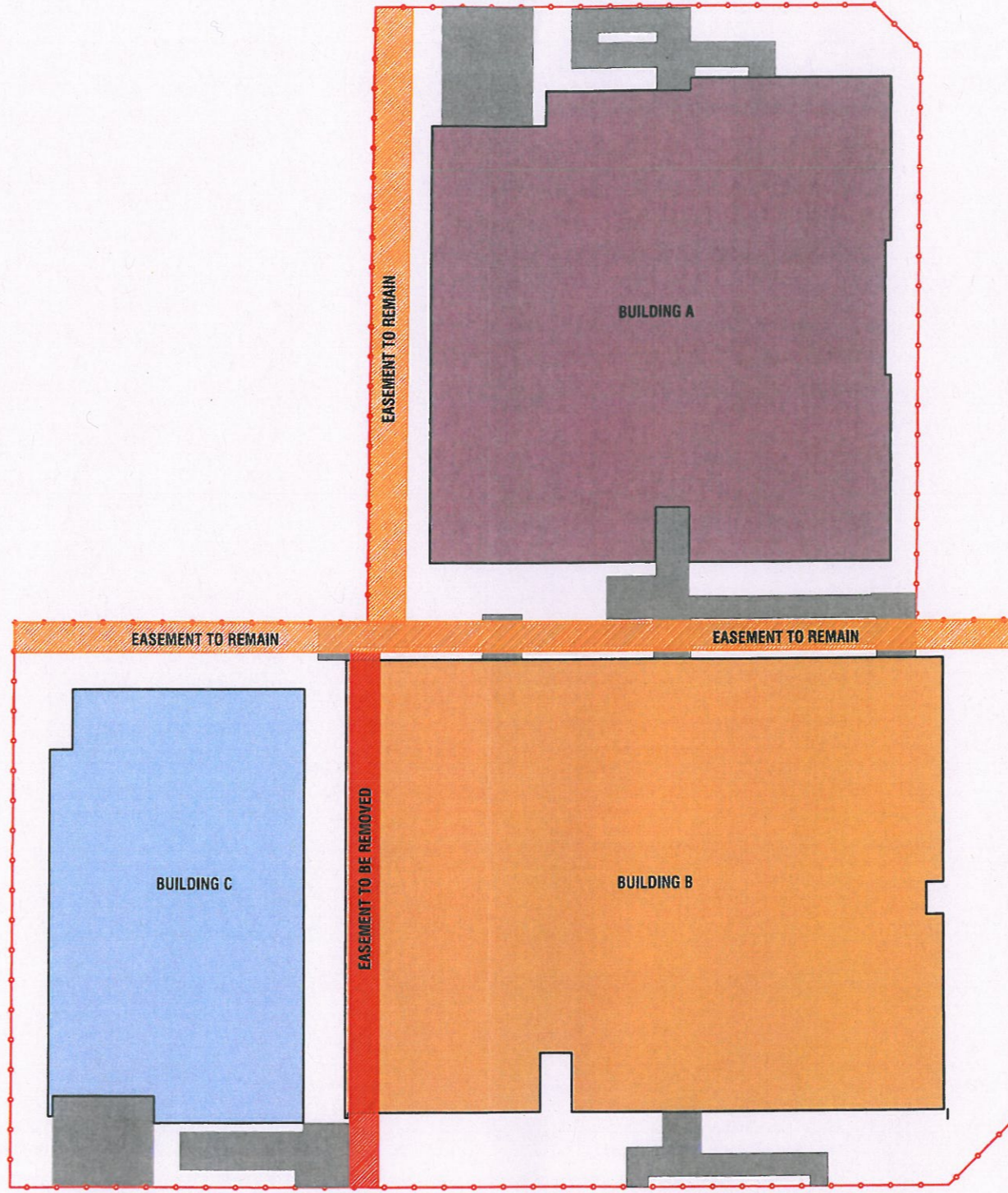
Drawing Type:

Project Information

Date (original issue):	Architect:	Drawn:	Size:
07/10/14	CG	SW	A3

Drawing No.:	Date (current issue):	Rev:
DA004	19/06/2015	-

DA004



BUILDING SITE COVERAGE AND EASEMENT MANAGEMENT PLAN

1:400

ADVERTISED PLANNING
 DATE: / /

RECEIVED
 22 JUN 2015
 STATUTORY
 PLANNING OFFICE



Member
 Australian
 Institute of
 Architects

Rev: Date: Notes:



Documents under copyright.
 Do not reproduce without written
 authorisation from Orbit Solutions.

orbit
 ARCHITECTURE
 186-202 YORK ST. SOUTH MELBOURNE 3205
 P +61 3 9690 4418 F +61 3 9696 9504
 www.orbitsolutions.com.au

TOWN PLANNING

Project:
BLACKBURN ROAD

At:
 173-179 BLACKBURN ROAD
 37 CHURCHILL AVENUE
 DONCASTER EAST VIC 3109
 AUSTRALIA

For:
 ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
Easements

Drawing Type:
 Strategy Diagrams

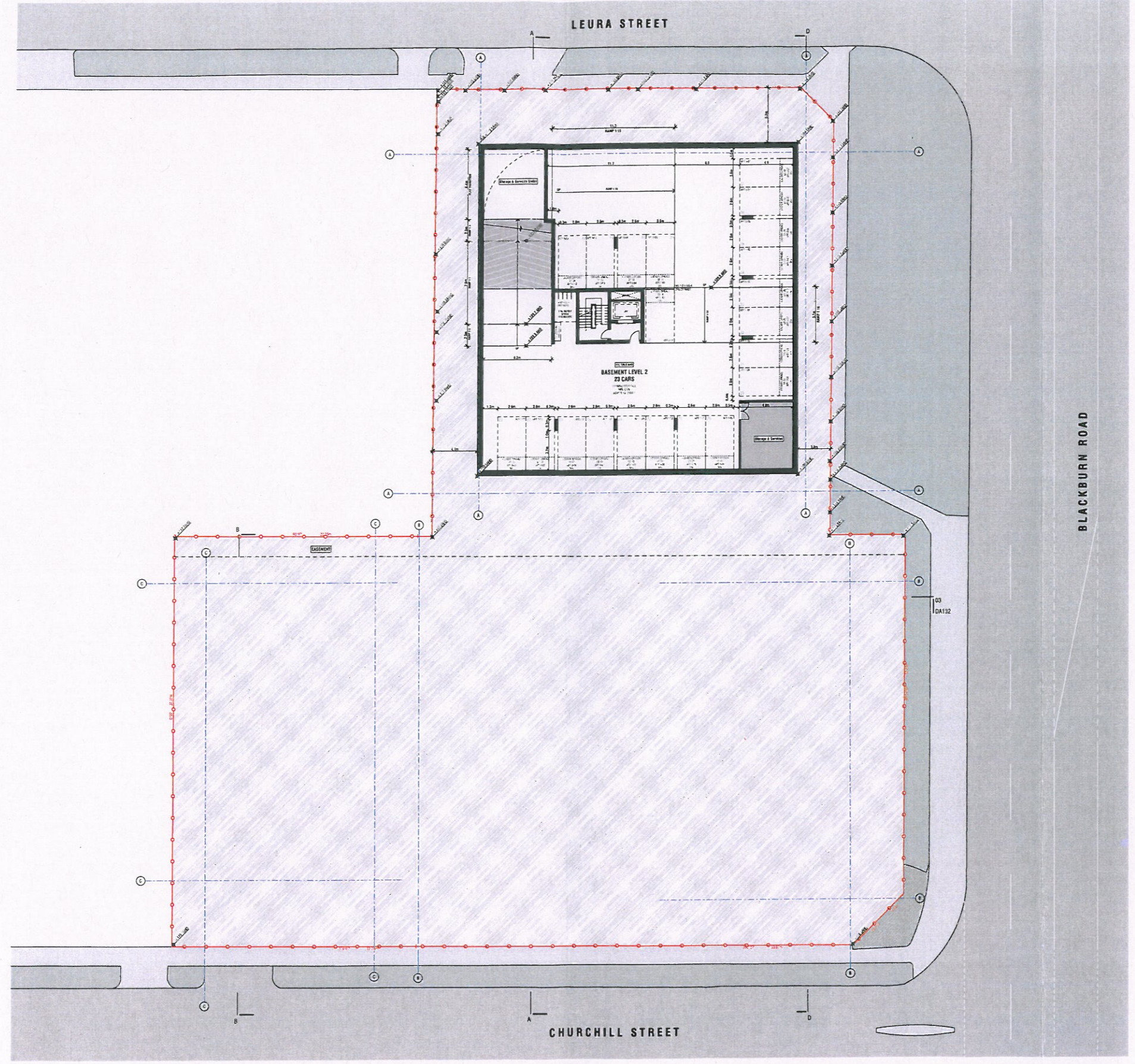
Date (original issue): 07/10/14	Architect: CG	Drawn: SW	Size: A3
------------------------------------	------------------	--------------	-------------

Drawing No.:	Date (current issue): 19/06/2015	Rev:
--------------	-------------------------------------	------

DA137

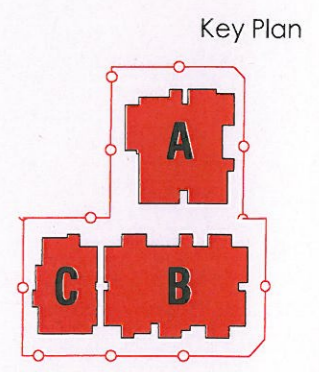
PRINTED AT: 11:16 PM on Wednesday, 10 June 2015

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. Date Amendment:



ADVERTISED PLAN
DATE: ___ / ___ / ___

RECEIVED
15 JUN 2015
STATUTORY
PLANNING OFFICE



BASEMENT 2

1:200

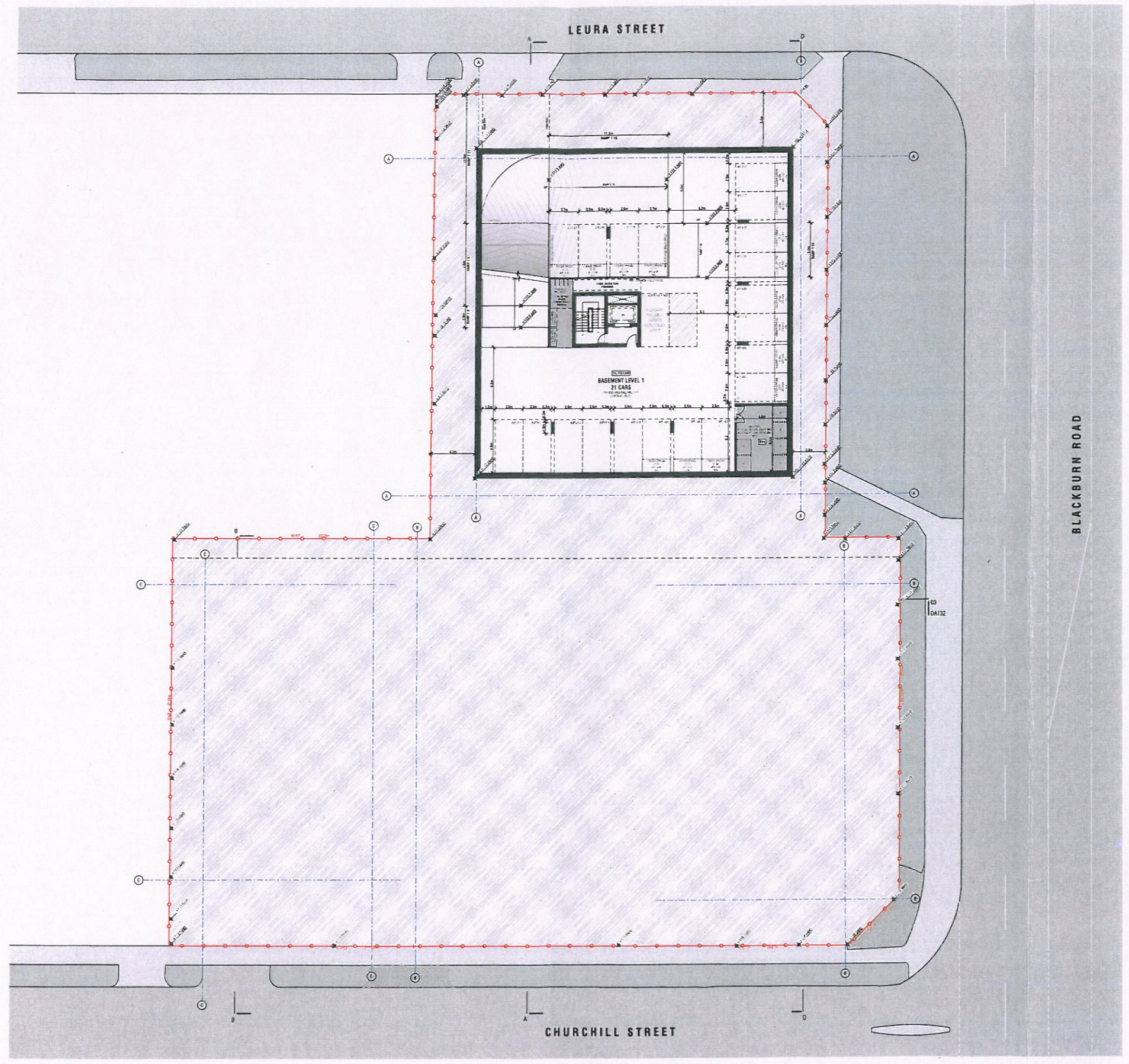
Rev: Date: Amendment:



Project: BLACKBURN ROAD
At: 173-179 BLACKBURN ROAD,
37 CHURCHILL STREET
DONCASTER EAST AUS
For: ANU CORP DEVELOPMENTS

Drawing Name: Site Basement 2
Drawing type: 1:200 Site Plans
Date (original issue): 09/04/15
Date (current issue): 09/04/15
Architect: CC
Drawn: JS
Size: A1
Job No: A13011
Drawing No: DA201

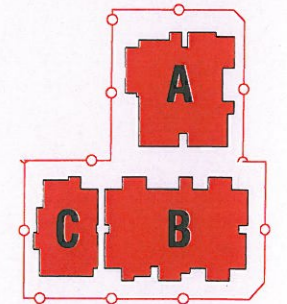
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. Date Amendment:



ADVERTISED PLAN
DATE: _____

RECEIVED
15 JUN 2015
STATUTORY
PLANNING OFFICE

Key Plan



BASEMENT 1

1:200



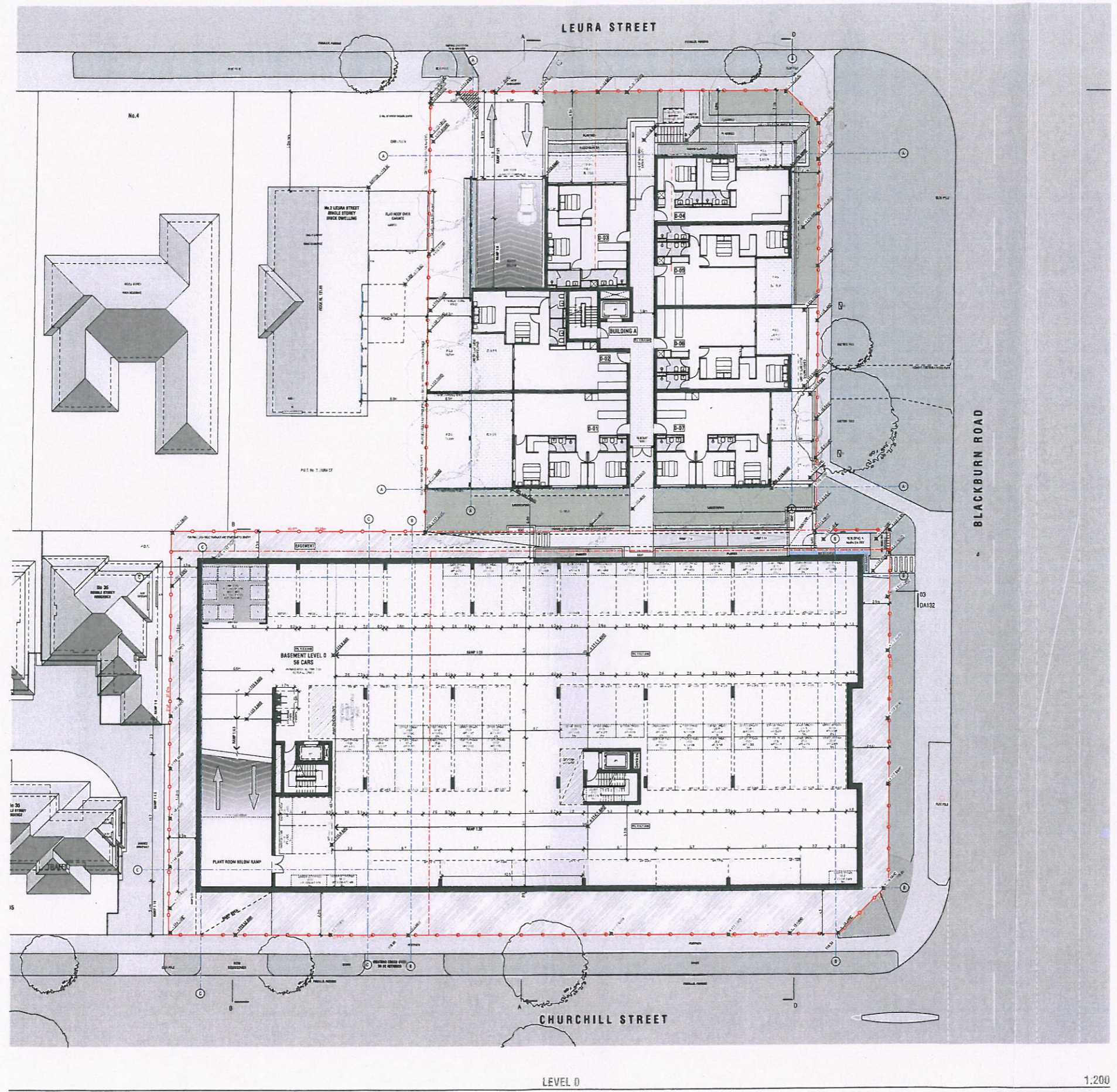
Rev.	Date	Amendment



Project: **BLACKBURN ROAD**
At: 173-179 BLACKBURN ROAD,
37 CHURCHILL STREET
DONCASTER EAST AUS
For: ANU CORP DEVELOPMENTS

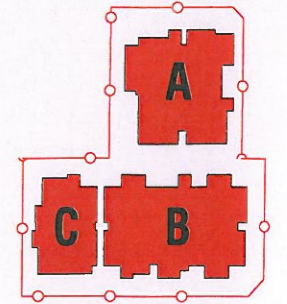
Drawing Name:	
Site Basement 1	
Drawing type:	
1:200 Site Plans	
Date (original issue):	Architect:
09/04/15	CG
Date (current issue):	Drawn:
09/04/15	JS
Job No:	Size:
A13011	A1
Drawing No.:	Issue:
DA202	-

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. Date Amendment:

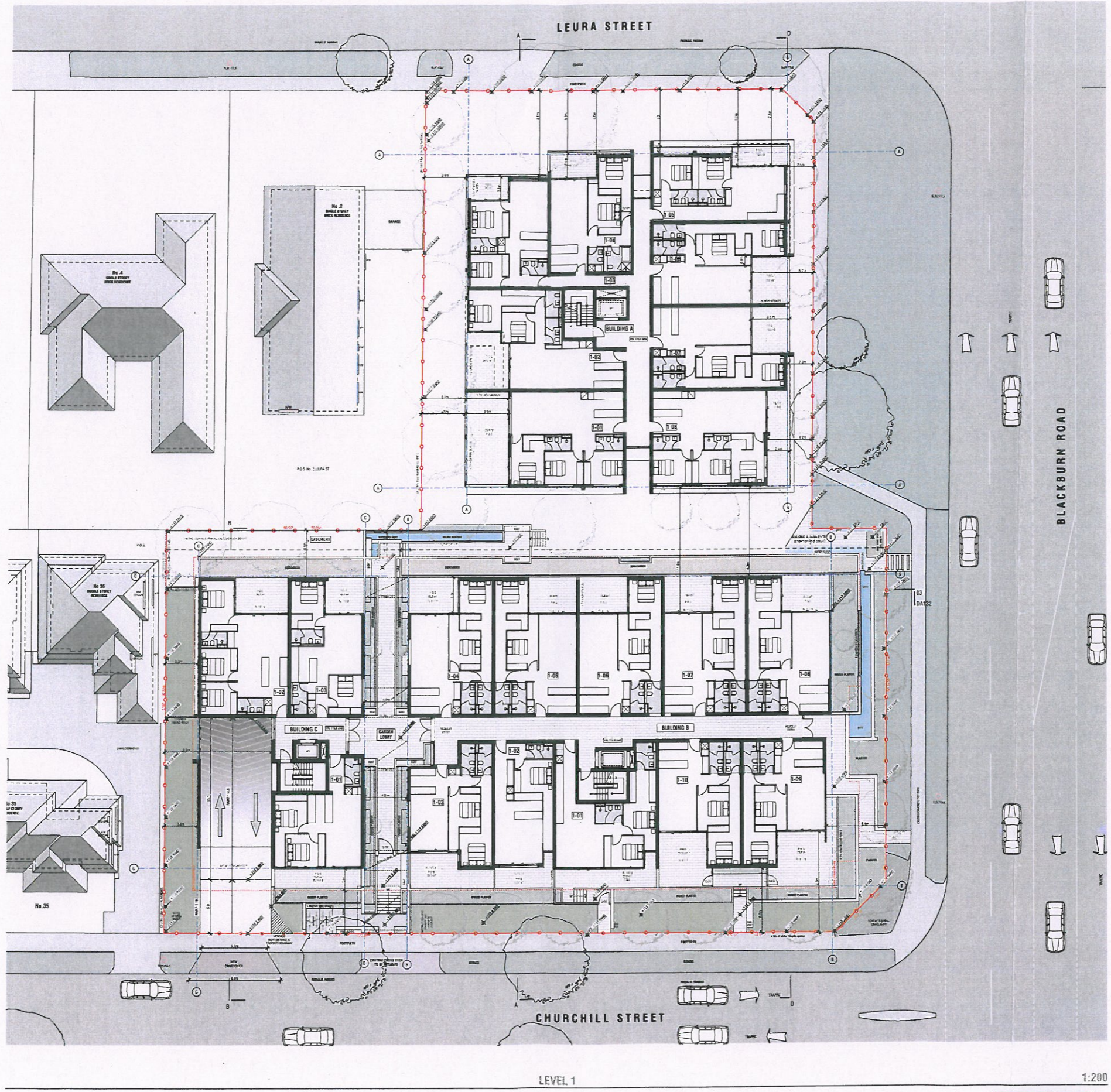


RECEIVED
15 JUN 2015
STATUTORY
PLANNING OFFICE

Key Plan

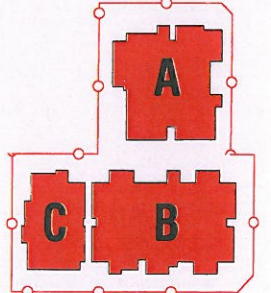


ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. Date: Amendment:



RECEIVED
15 JUN 2015
STATUTORY
PLANNING OFFICE

Key Plan

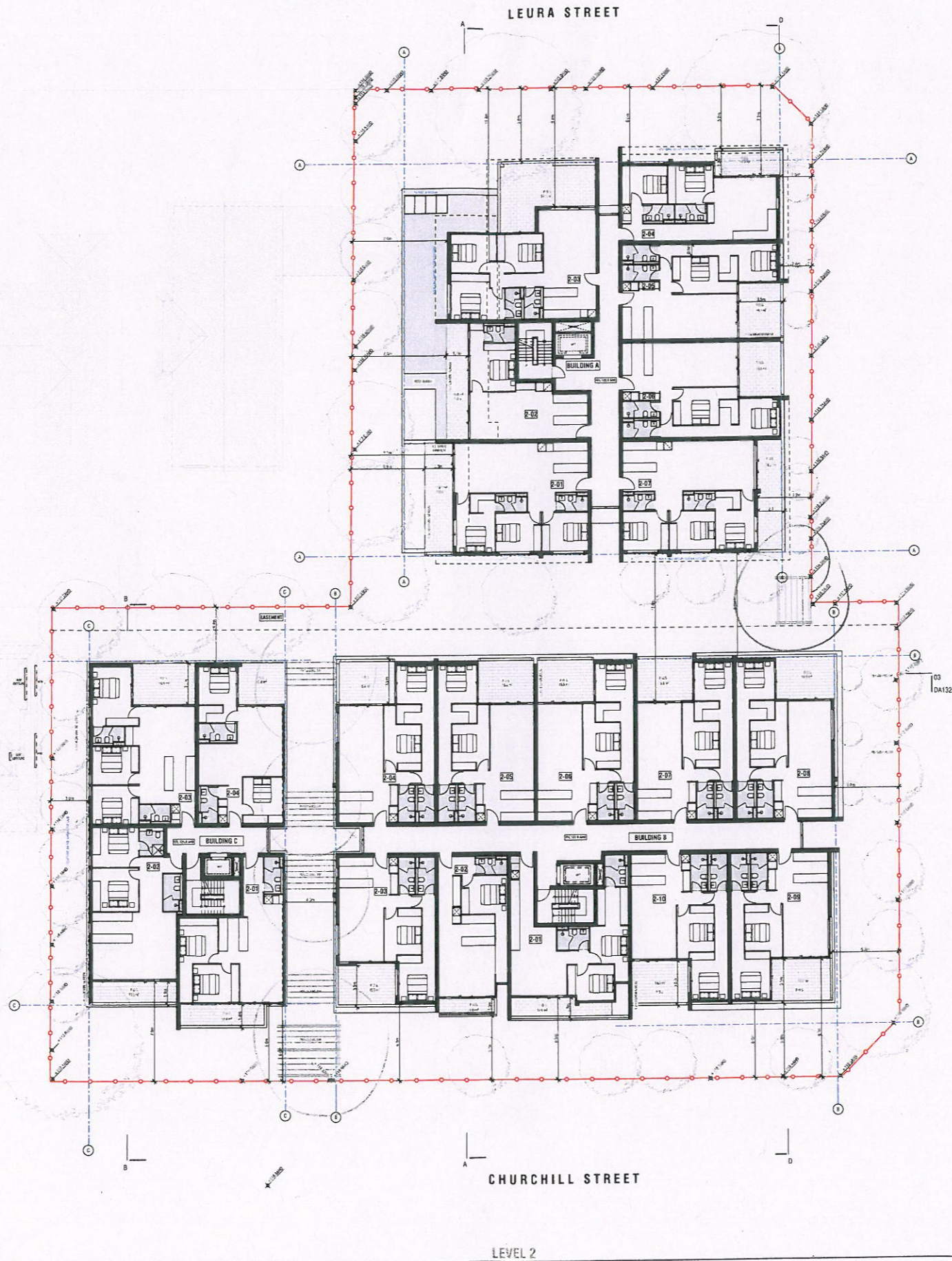


LEVEL 1

1:200

PRINTED AT: 1:14 PM on Wednesday, 10 June 2015

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. Lot# Amendment:

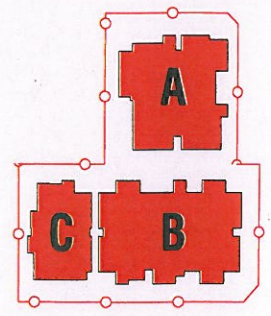


BLACKBURN ROAD

ADVERTISED PLANS
DATE: 11/11/15

RECEIVED
15 JUN 2015
STATUTORY PLANNING OFFICE

Key Plan

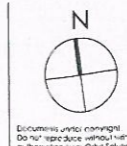


LEVEL 2

1:200



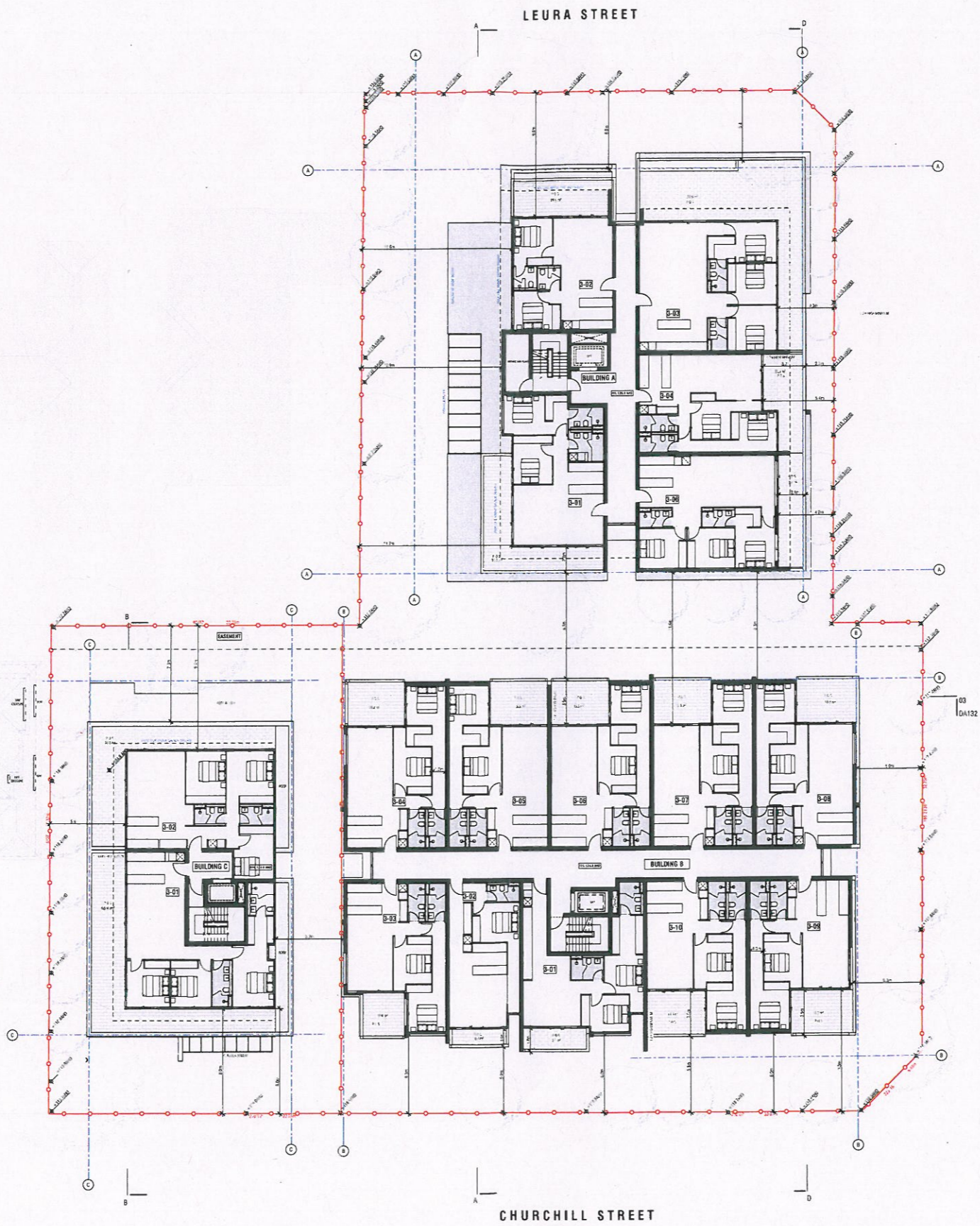
Rev. Date: Amendment:



Project: BLACKBURN ROAD
At: 173-179 BLACKBURN ROAD,
37 CHURCHILL STREET
DONCASTER EAST AUS
For: ANU CORP DEVELOPMENTS

Drawing Name: Site L2
Drawing Type: 1:200 Site Plans
Date (original issue): 09/06/15
Date (current issue): 09/06/15
Architect: CG
Drawn: JS
Issued: A1
Job No: A13011
Drawing No: DA205

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbital Solutions.
No.: Date: Amendment:



BLACKBURN ROAD

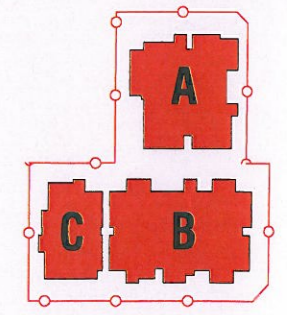
CHURCHILL STREET

LEVEL 3

1:200

RECEIVED
15 JUN 2015
STATUTORY
PLANNING OFFICE

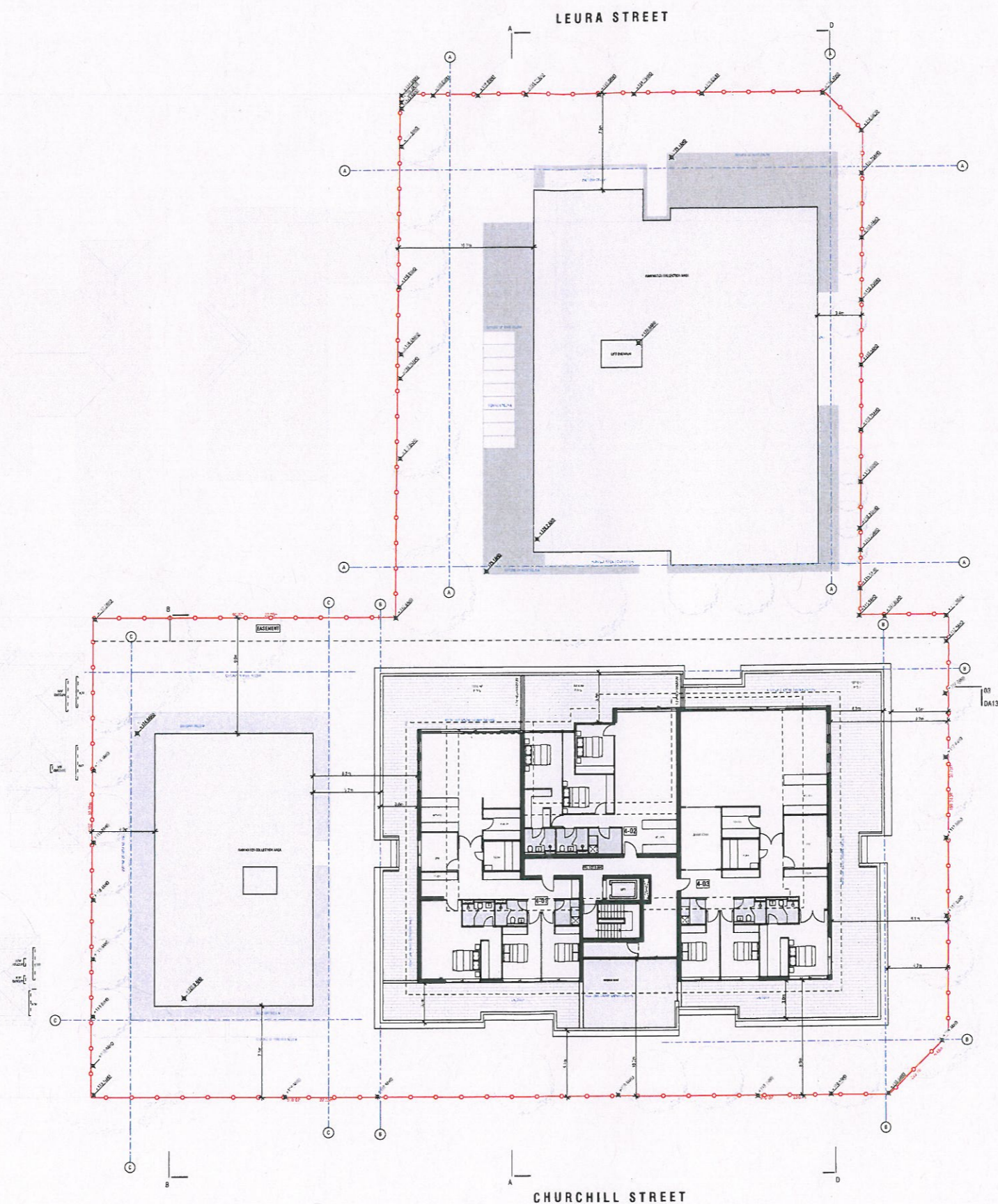
Key Plan



PRINTED At: 1:18 PM on Wednesday, 10 June 2015

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. | Date | Amendment:

RECEIVED
15 JUN 2015
STATUTORY PLANNING OFFICE

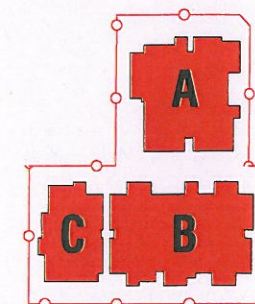


BLACKBURN ROAD

LEVEL 4

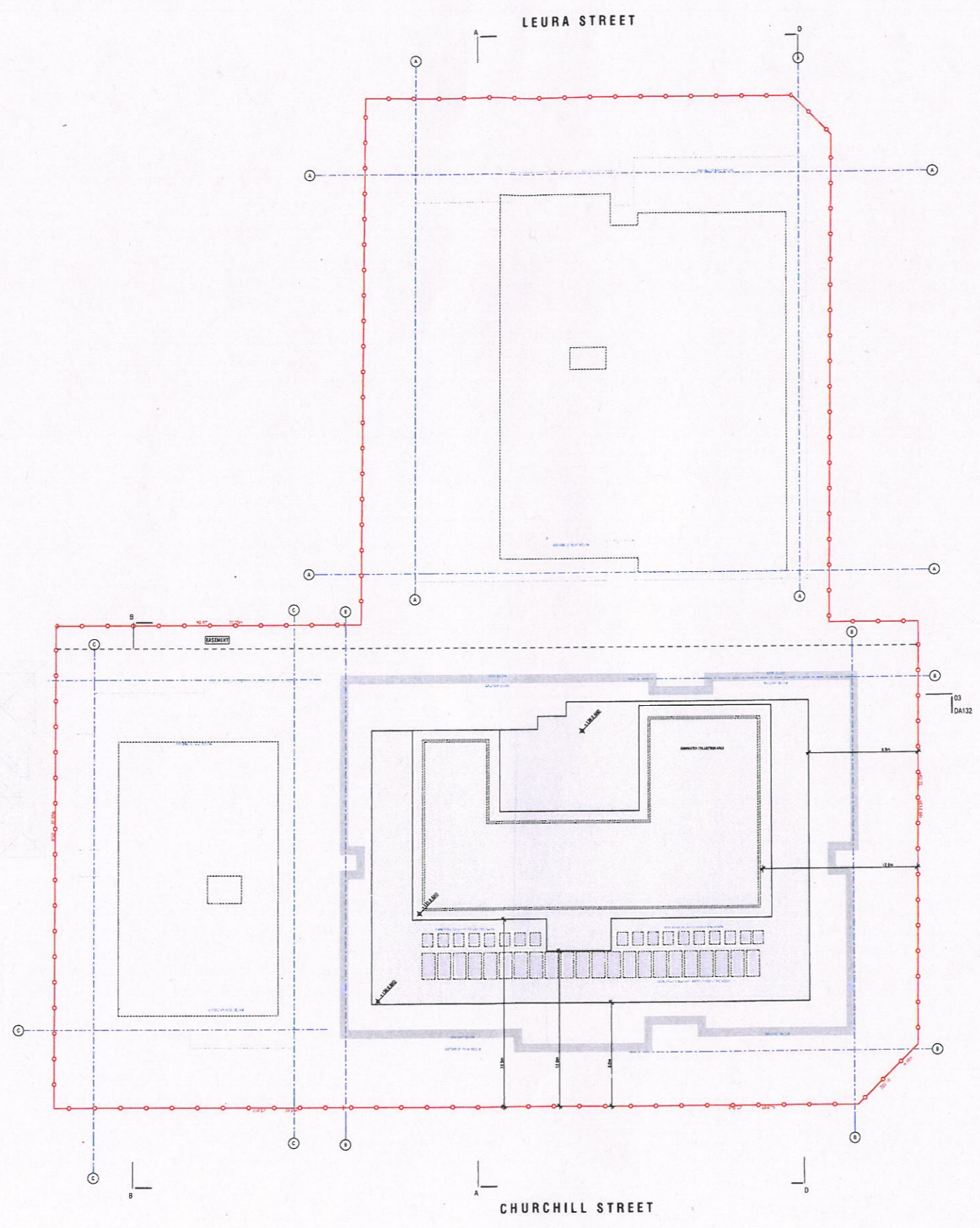
1:200

Key Plan



PRINTED AT 1:14 PM on Wednesday, 10 June 2015

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
No. Date Amendment:

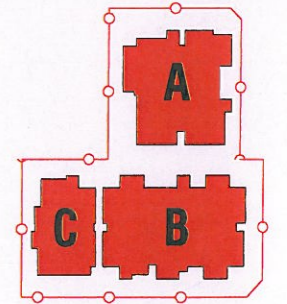


RECEIVED
15 JUN 2015
STATUTORY
PLANNING OFFICE

RECEIVED
DATE:

BLACKBURN ROAD

Key Plan

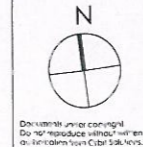


ROOF

1:200



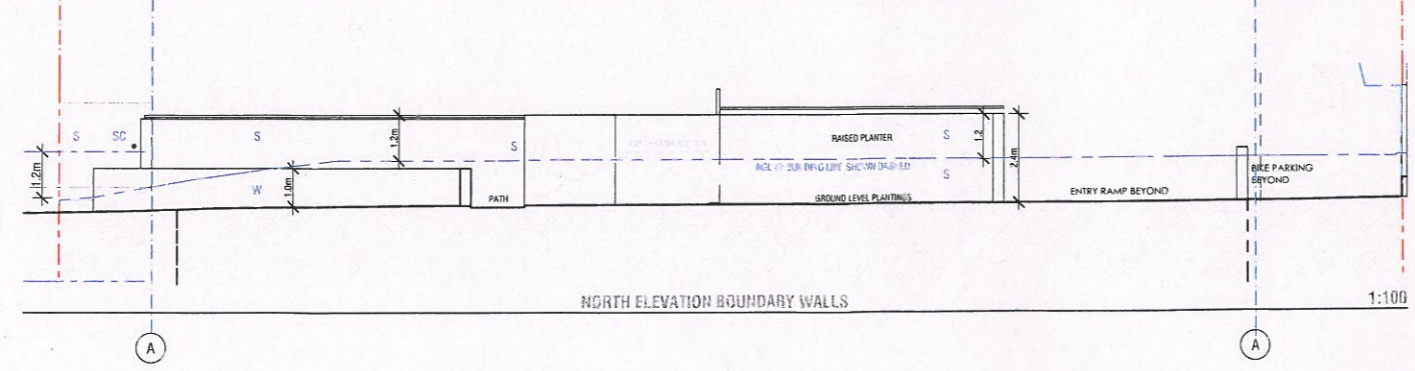
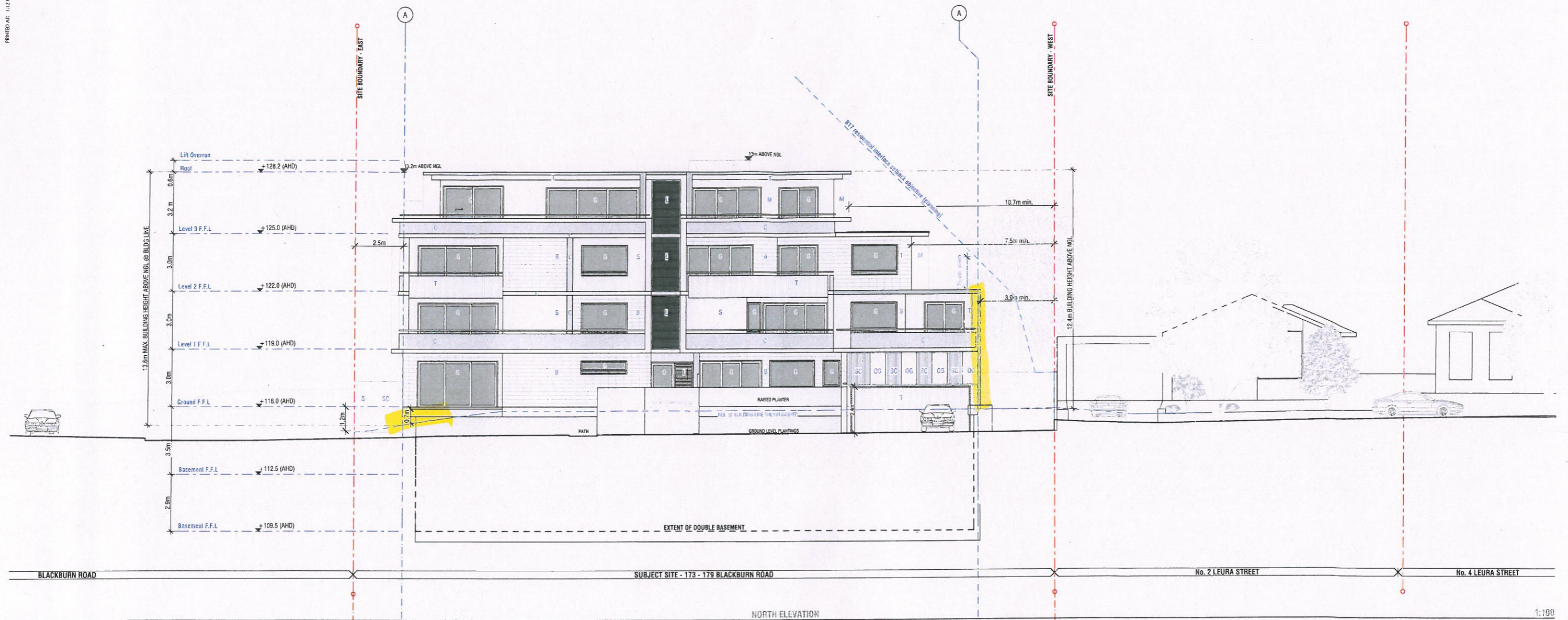
Rev: Date Amendment:



Project: BLACKBURN ROAD
At: 173-179 BLACKBURN ROAD,
37 CHURCHILL STREET
DONCASTER EAST AUS
For: ANU CORP DEVELOPMENTS

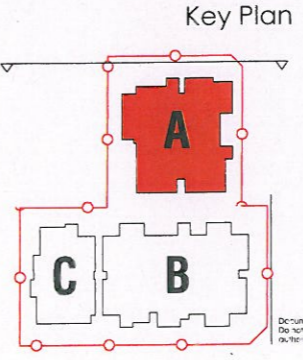
Drawing Name: Site Roof
Drawing Type: 1:200 Site Plans
Date (original issue): 09/06/15
Date (current issue): 09/06/15
Architect: CG
Drawn: JS
Scale: A1
Issue: -
Job No: A13011
Drawing No: DA208

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
 Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
 No. Date: Amendment:



MATERIAL LEGEND

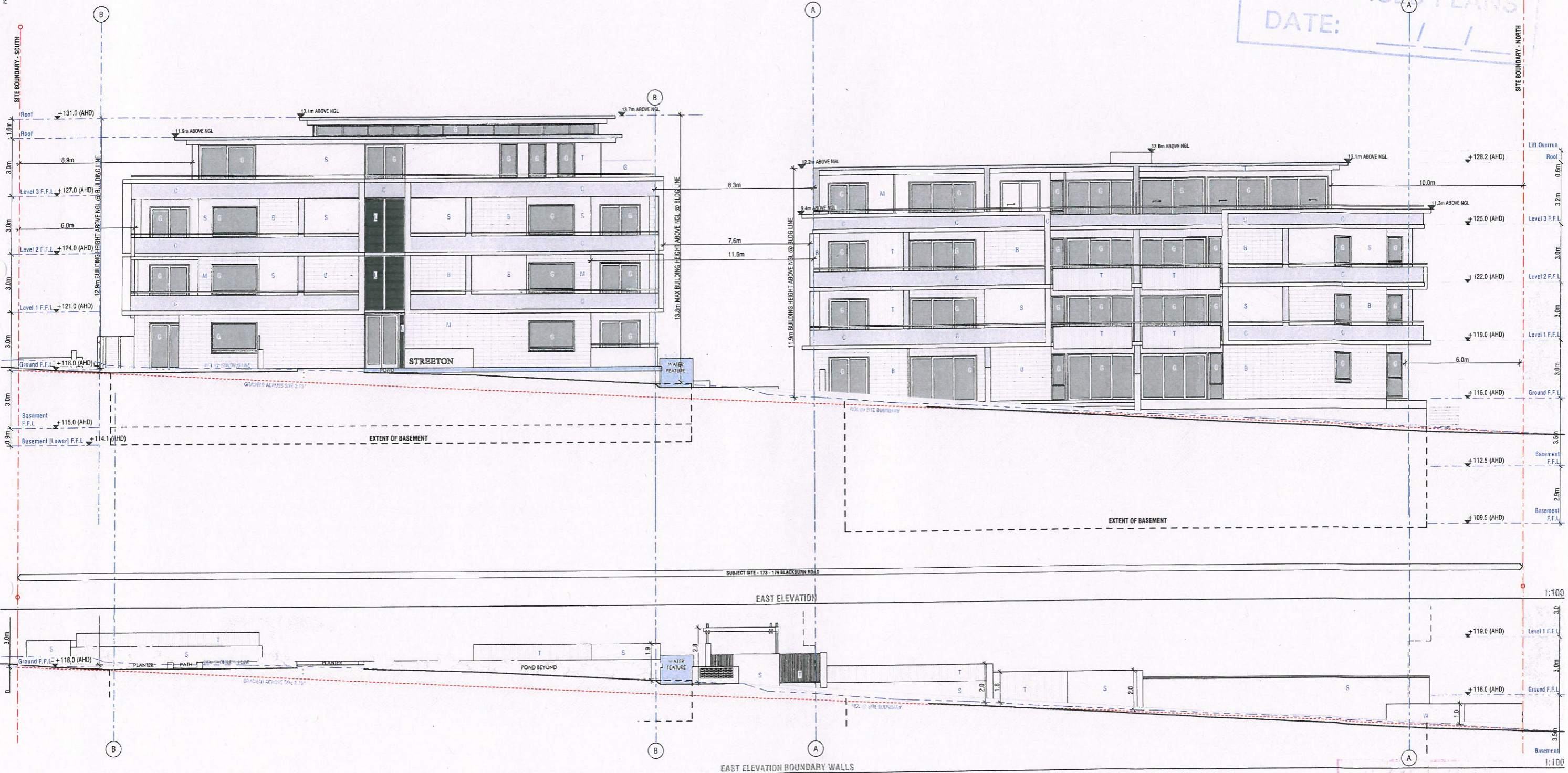
T	Timber Cladding
G	Glass (grey)
OG	Obscure Glass
M	Metal Cladding
C	Concrete
C2	Concrete Wall
B	Brick
S	Stone
W	Stone Wall
L	Louvre
SC	Screen



RECEIVED
 15 JUN 2015
 STATUTORY
 PLANNING OFFICE

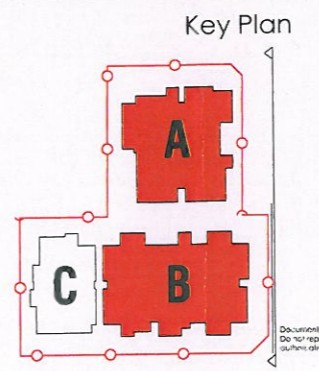
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
 Design and Documents under copyright. Do not reproduce without written authorization from Orbit Solutions.
 No. Date: Amendment:

ADVERTISED PLANS
 DATE: / /



MATERIAL LEGEND

T	Timber Cladding
G	Glass (grey)
OG	Obscure Glass
M	Metal Cladding
C	Concrete
C2	Concrete Wall
B	Brick
S	Stone
W	Stone Wall
L	Louvre
SC	Screen



RECEIVED
 15 JUN 2015
 STATUTORY PLANNING OFFICE

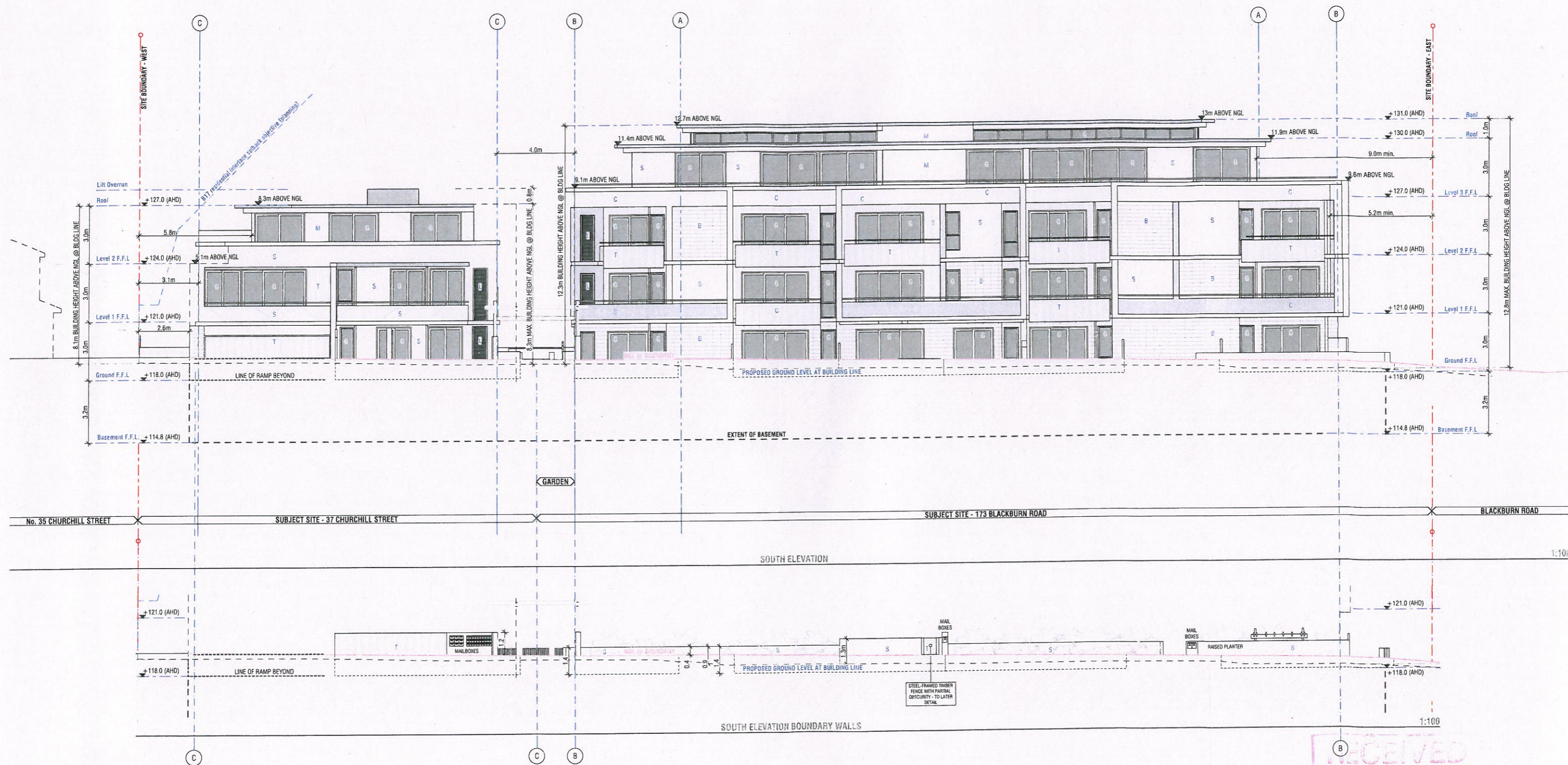


Rev. Date: Amendment:

orbit ARCHITECTURE
 Project: BLACKBURN ROAD
 At: 173-179 BLACKBURN ROAD,
 37 CHURCHILL STREET
 DONCASTER EAST AUS

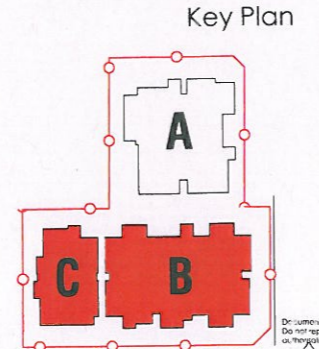
Drawing Name: East
 Drawing Type: Elevations
 Date (original issue): 09/06/15
 Architect: CG
 Drawn: JS
 Size: A1
 Drawing No.: DA302
 Job No: A13011
 Date (current issue): 09/06/15

Discretion is under copyright. Do not reproduce without written authorization from Orbit Solutions.



MATERIAL LEGEND

T	Timber Cladding
G	Glass (grey)
OG	Obscure Glass
M	Metal Cladding
C	Concrete
C2	Concrete Wall
B	Brick
S	Stone
W	Stone Wall
L	Louvre
SC	Screen



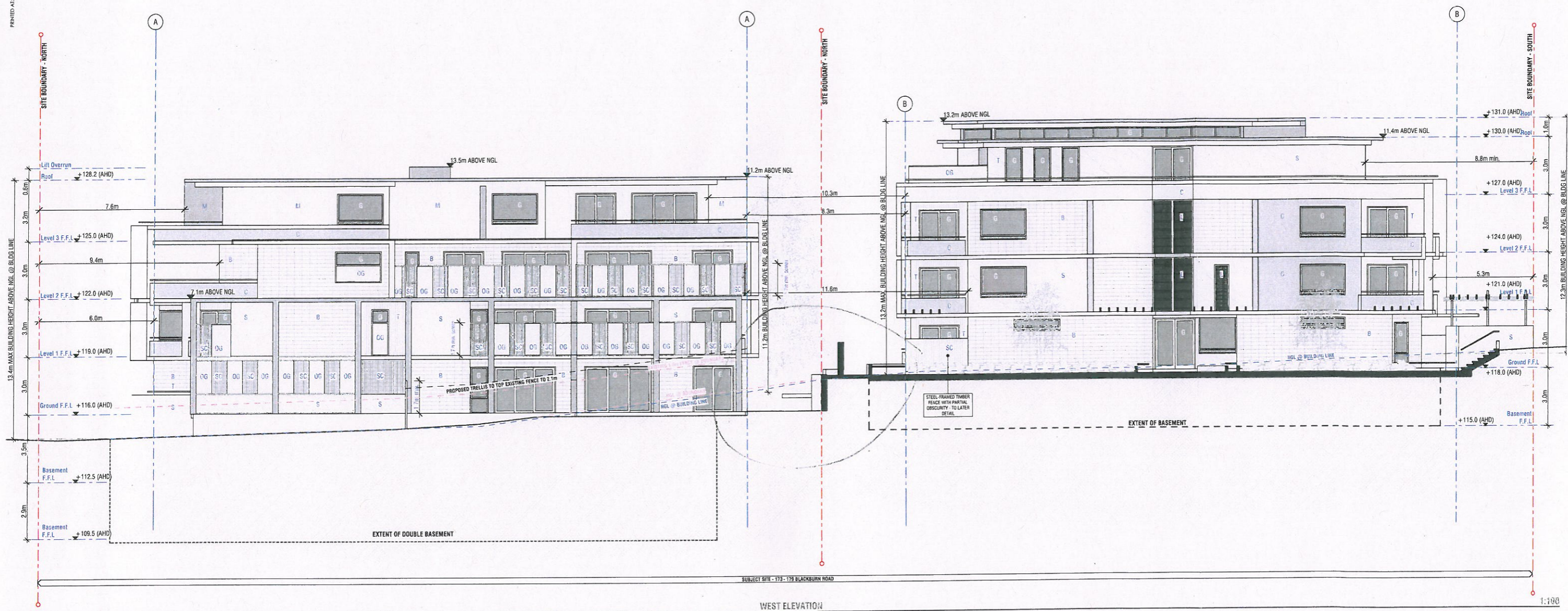
orbit ARCHITECTURE
 Project: **BLACKBURN ROAD**
 At: 173-179 BLACKBURN ROAD,
 37 CHURCHILL STREET
 DONCASTER EAST AUS
 For: ANU CORP DEVELOPMENTS

Drawing Name: **South Elevations**
 Drawing Type: **Elevations**
 Date (original issue): 09/06/15
 Date (current issue): 09/06/15
 Architect: CC
 Drawn: JS
 Scale: A1
 Job No: A13011
 Drawing No: **DA303**



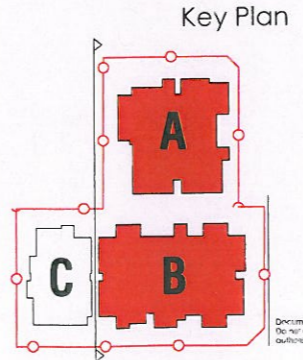
Rev: Date: Amendment:

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
 Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
 No.: Date: Amendment:



RECEIVED
 15 JUN 2015
 STATUTORY
 PLANNING OFFICE

MATERIAL LEGEND	
T	Timber Cladding
G	Glass (grey)
OG	Obscure Glass
M	Metal Cladding
C	Concrete
C2	Concrete Wall
B	Brick
S	Stone
W	Stone Wall
L	Louvre
SC	Screen



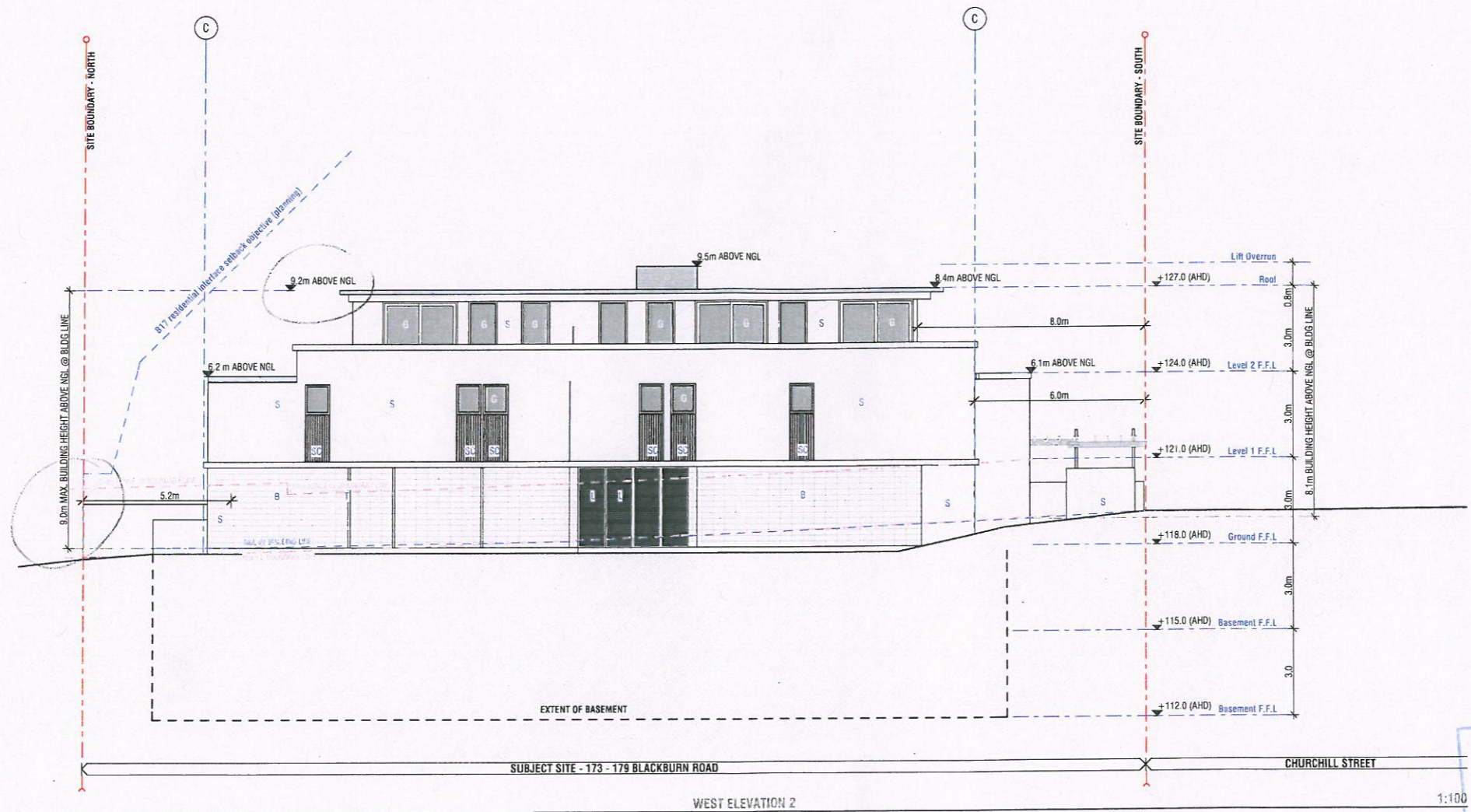
Rev: Date: Amendment:

Project: **BLACKBURN ROAD**
 173 - 179 BLACKBURN ROAD,
 37 CHURCHILL STREET
 DONCASTER EAST AUS

Drawing Name: **West A+B**
 Drawing type: **Elevations**
 Date (original issue): 09/06/15
 Date (current issue): 09/06/15
 Architect: CG
 Drawn: JS
 Size: A1
 Job No: A13011
 Drawing No: **DA304**

Do not reproduce without written authorisation from Orbit Solutions.

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
 Design and Documents under Copyright. Do not reproduce without written authorisation from Orbit Solutions.
 No. Date Amendment:

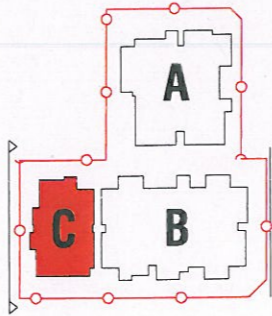


ADVERTISED PLANS
 DATE: / /

RECEIVED
 15 JUN 2015
 STATUTORY PLANNING OFFICE

Key Plan

MATERIAL LEGEND	
T	Timber Cladding
G	Glass (grey)
OG	Obscure Glass
M	Metal Cladding
C	Concrete
C2	Concrete Wall
B	Brick
S	Stone
W	Stone Wall
L	Louvre
SC	Screen

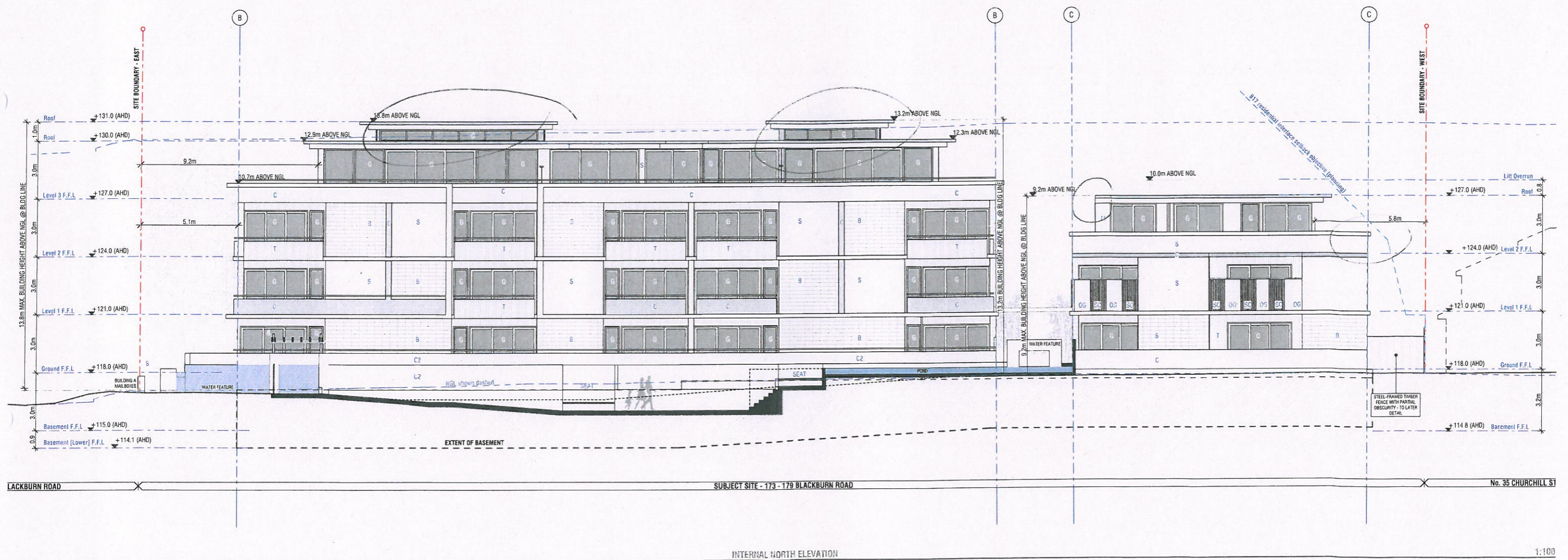


Rev. Date: Amendment:



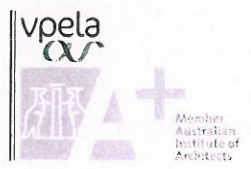
Project: BLACKBURN ROAD
 At: 173 - 179 BLACKBURN ROAD,
 37 CHURCHILL STREET
 DONCASTER EAST AUS

Drawing Name: West C
 Drawing Type: Elevations
 Date (original issue): 09/06/15
 Architect: CC
 Drawn: JS
 Site: AI
 Drawing No.: DA305
 Job No.: A13011
 For: ANU CORP DEVELOPMENTS
 Date (current issue): 09/06/15
 Issue: -



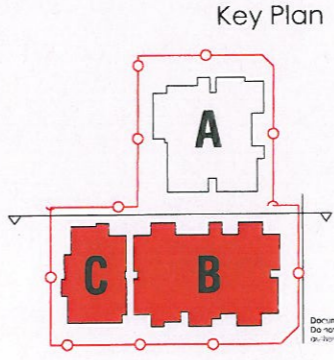
1:100

RECEIVED
 15 JUN 2015
 STATUTORY PLANNING OFFICE



Rev. Date: Amendment:

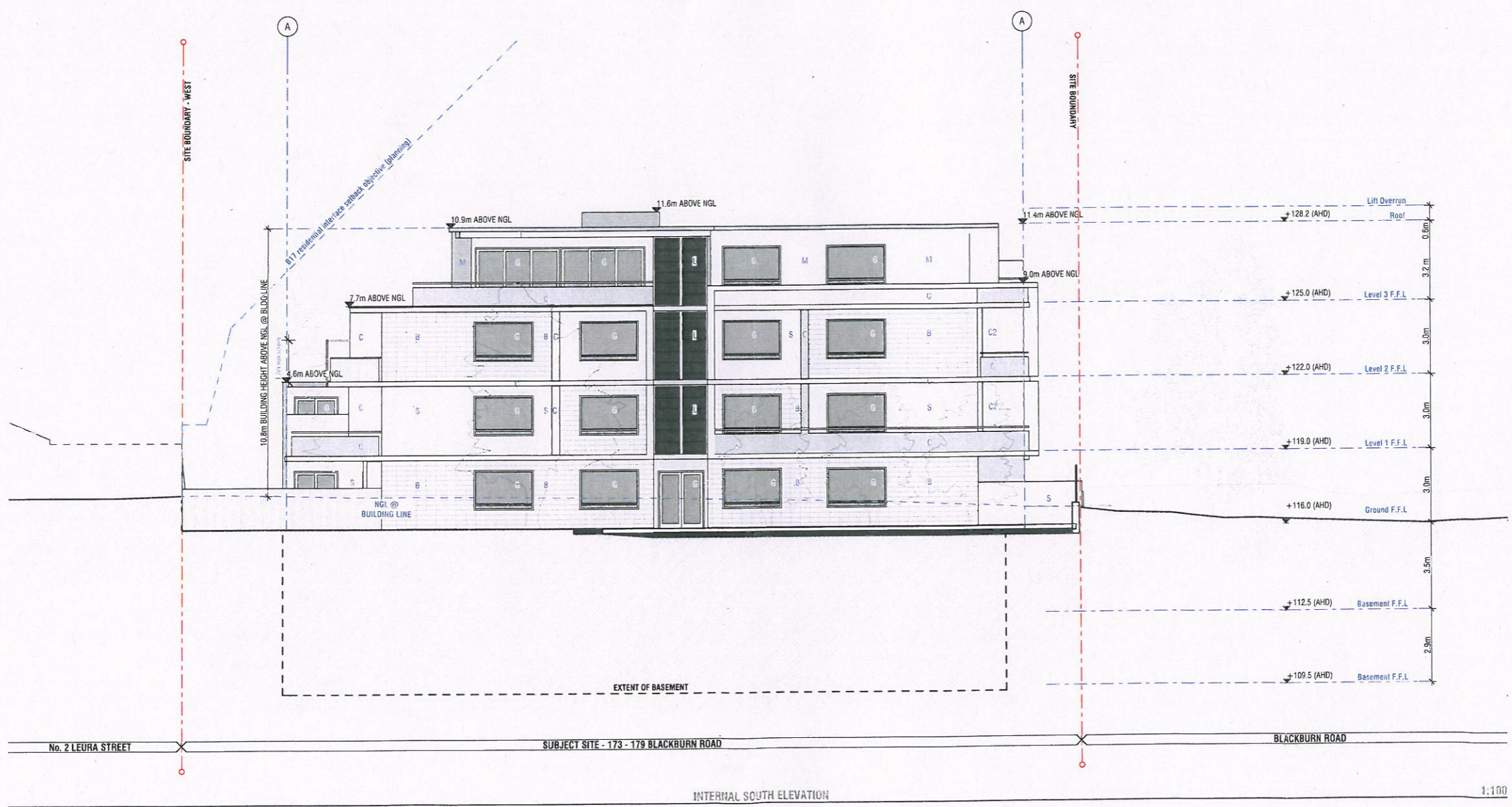
MATERIAL LEGEND	
T	Timber Cladding
G	Glass (grey)
OG	Obscure Glass
M	Metal Cladding
C	Concrete
C2	Concrete Wall
B	Brick
S	Stone
W	Stone Wall
L	Louvre
SC	Screen



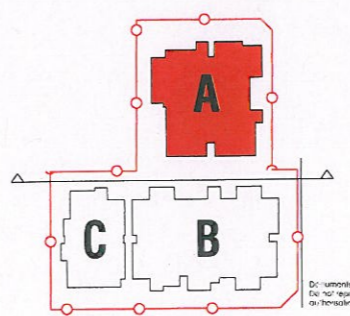
Project: **BLACKBURN ROAD**
 At: 173 - 179 BLACKBURN ROAD,
 37 CHURCHILL STREET
 DONCASTER EAST AUS
 For: ANU CORP DEVELOPMENTS

Drawing Name: **Internal North**
 Drawing Type: **Elevations**
 Date (original issue): 09/06/15
 Architect: CG
 Date (current issue): 09/06/15

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BEFORE WORK COMMENCES
 Design and Documents under copyright. Do not reproduce without written authorisation from Orbit Solutions.
 No. Date Amendment:



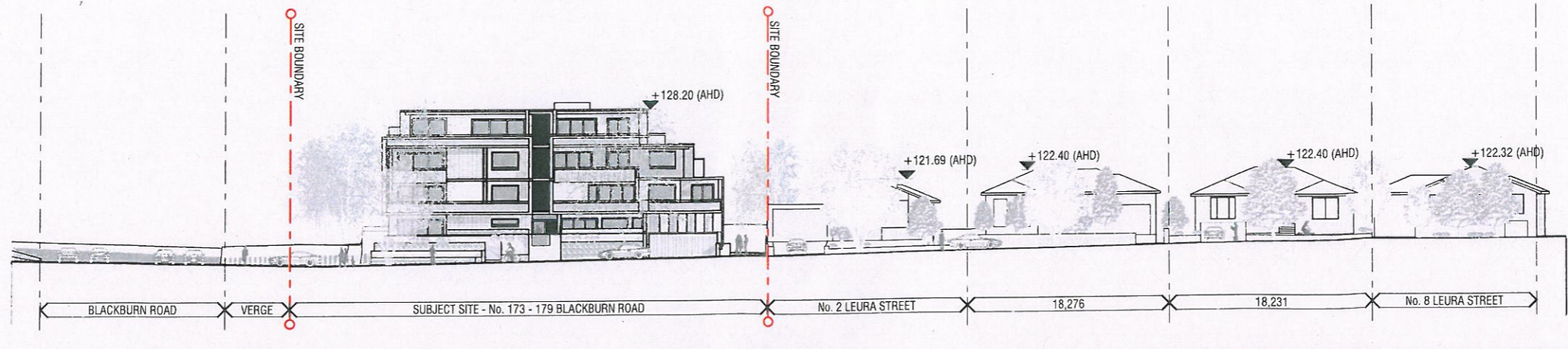
Rev. Date: Amendment:



Project: **BLACKBURN ROAD**
 At: 173 - 179 BLACKBURN ROAD,
 37 CHURCHILL STREET
 DONCASTER EAST AUS

RECEIVED
 15 JUN 2015
 STATUTORY
 PLANNING OFFICE

Drawing Name: **Internal South**
 Drawing Type: **Elevations**
 Date (original issue): 09/06/15
 Date (current issue): 09/06/15
 Architect: CG
 Drawn: JS
 Site: A1
 Drawing No.: **DA307**
 Job No.: **A13011**



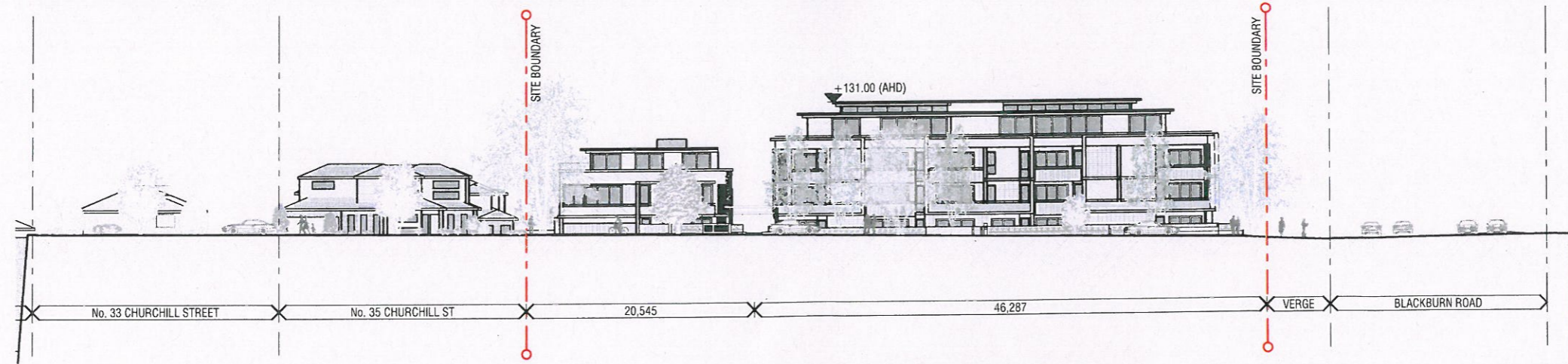
NORTH STREETSCAPE
LEURA STREET

1:500



EAST STREETSCAPE
BLACKBURN ROAD

1:500



SOUTH STREETSCAPE
CHURCHILL STREET

1:500

ADVERTISING
DATE:

RECEIVED
22 JUN 2015
STATUTORY
PLANNING OFFICE



Rev:	Date:	Notes:
B	01/05/15	Amendments made based on meeting - for council comment
C	15/05/15	Amendments made based on meeting - for council comment

TOWN PLANNING

Documents under copyright.
Do not reproduce without written
authorisation from Orbit Solutions.



Project:
BLACKBURN ROAD
At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA
For:
ANU CORP DEVELOPMENTS A13011

Job No:
A13011

Drawing Name:
Streetscape
Drawing Type:
Elevated Views
Date (original issue):
07/10/14
Architect:
CG
Drawn:
SW
Size:
A3
Drawing No.:
DA151
Date (current issue):
19/06/2015
Rev:
C



NORTH ELEVATION
NOT TO SCALE



NORTH ELEVATION WITH
PROPOSED LANDSCAPING
NOT TO SCALE

ADVERTISED IN
THE

RECEIVED
22 JUN 2015
STATUTORY
PLANNING OFFICE

vpela



Member
Australian
Institute of
Architects

Rev: Date: Notes:

TOWN PLANNING

Documents under copyright.
Do not reproduce without written
authorisation from Orbit Solutions.

orbit
ARCHITECTURE
186-202 YORK ST. SOUTH MELBOURNE 3205
P +61 3 9690 4418 F + 61 3 9696 9504
www.orbitsolutions.com.au

Project: **BLACKBURN ROAD**
At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA
For:
ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
North Coloured

Drawing Type:
Elevated Views

Date (original issue): 07/10/14	Architect: CG	Drawn: SW	Size: A3
------------------------------------	------------------	--------------	-------------

Drawing No.:	Date (current issue): 19/06/2015	Rev:
--------------	-------------------------------------	------

DA152



EAST ELEVATION
NOT TO SCALE



EAST ELEVATION WITH
PROPOSED
LANDSCAPING
NOT TO SCALE



Member
Australian
Institute of
Architects

Rev: Date: Notes:

TOWN PLANNING

Documents under copyright.
Do not reproduce without written
authorisation from Orbit Solutions.



Project:
BLACKBURN ROAD

At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA

For:
ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
East Coloured

Drawing Type:
Elevated Views

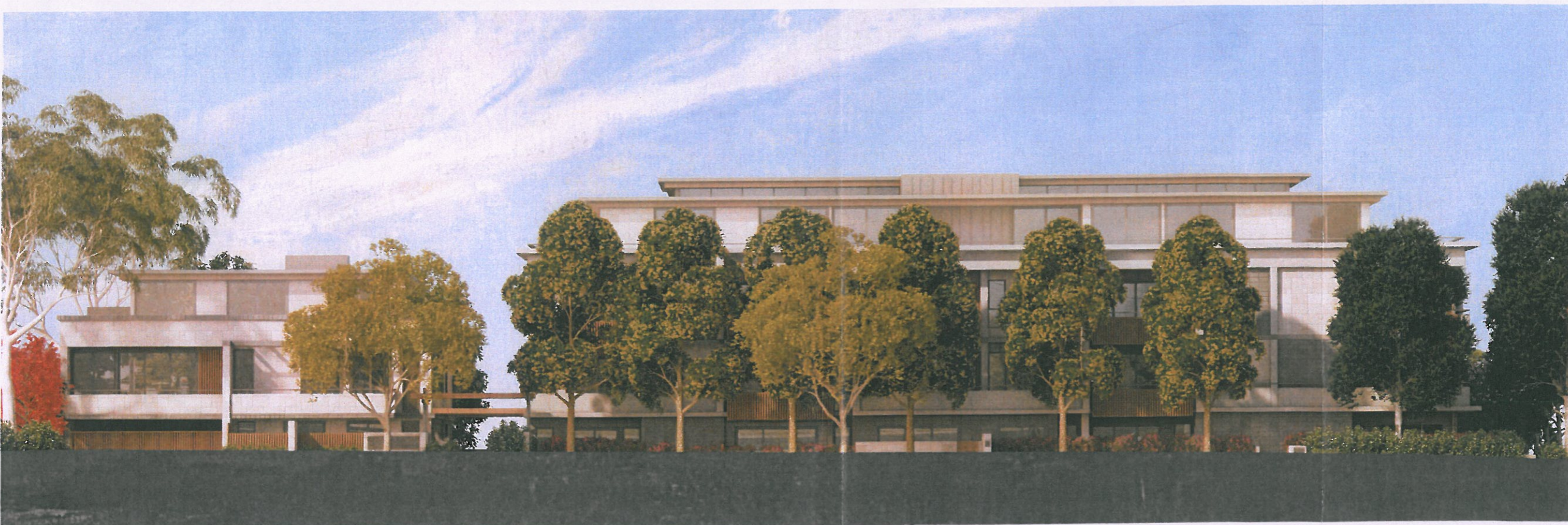
Date (original issue): 07/10/14 Architect: CG Drawn: SW Size: A3

Drawing No.: DA153 Date (current issue): 19/06/2015 Rev: -



SOUTH ELEVATION
NOT TO SCALE

ADVERTISED PLAN
DATE: / /



SOUTH ELEVATION
WITH PROPOSED
LANDSCAPING
NOT TO SCALE

RECEIVED
22 JUN 2015
STATUTORY
PLANNING OFFICE



Member
Australian
Institute of
Architects

Rev: Date: Notes:

TOWN PLANNING

Documents under copyright.
Do not reproduce without written
authorisation from Orbit Solutions.



Project:
BLACKBURN ROAD

At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA

For:
ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
South Coloured

Drawing Type:
Elevated Views

Date (original issue): 07/10/14 Architect: CG Drawn: SW Size: A3

Drawing No.: DA154 Date (current issue): 19/06/2015 Rev: -



ADVERTISED PLANS
DATE: _____

WEST ELEVATION
NOT TO SCALE



RECEIVED
22 JUN 2015
STATUTORY
PLANNING OFFICE

WEST ELEVATION WITH
PROPOSED
LANDSCAPING
NOT TO SCALE



Member
Australian
Institute of
Architects

Rev: Date: Notes:

TOWN PLANNING

Documents under copyright.
Do not reproduce without written
authorisation from Orbit Solutions.



Project:
BLACKBURN ROAD

At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA

For:
ANU CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
West Coloured

Drawing Type:
Elevated Views

Date (original issue): 07/10/14 Architect: CG Drawn: SW Size: A3

Drawing No.: DA155 Date (current issue): 19/06/2015 Rev: -



Southern entrance

RECEIVED
15 JUN 2015
CITY OF MELBOURNE
PLANNING OFFICE



Member Australian Institute of

Rev: Date: Notes:

DEVELOPMENT APPLICATION

Documents under copyright. Do not reproduce without written



186-202 YORK ST. SOUTH MELBOURNE 3205
P +61 3 9690 4418 F +61 3 9696 9504
www.orbitsolutions.com.au

Project: BLACKBURN ROAD

At:
173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA

For: ANIL CORP DEVELOPMENTS A13011

Job No:

Drawing Name:
Perspective
Drawing Type:
Perspectives

Date(original issue): 09/06/15 Architect: CG Drawn: JS Size: A3

Drawing No.: DA906 Date (current issue): 10/06/2015 Rev:



Internal water feature

RECEIVED
15 JUN 2015
STATUTORY
COUNCIL OFFICE

Rev: Date: Notes:



North perspective

vpela



Member Australian Institute of

Rev: Date: Notes:

DEVELOPMENT APPLICATION

Documents under copyright. Do not reproduce without written

orbit
ARCHITECTURE
186-202 YORK ST. SOUTH MELBOURNE 3205
P +61 3 9690 4418 F +61 3 9696 9504
www.orbitsolutions.com.au

Project: **BLACKBURN ROAD**
At: 173-179 BLACKBURN ROAD
37 CHURCHILL AVENUE
DONCASTER EAST VIC 3109
AUSTRALIA
For: ANIL CORB DEVELOPMENTS A13011

Job No:

Drawing Name: **Perspective**
Drawing Type: Perspectives
Date(original issue): 09/06/15 Architect: CG Drawn: JS Size: A3
Date (current issue): 10/06/2015 Rev:
Drawing No.: **DA908**

