

**ITEM 6.4
ORDINARY MEETING OF COUNCIL
22 MARCH 2016**

**1103 STUD ROAD, ROWVILLE
APPENDICES A & B**



Location
 1103 Stud Road, ROWVILLE

Property - Address
 1103 Stud Road, ROWVILLE

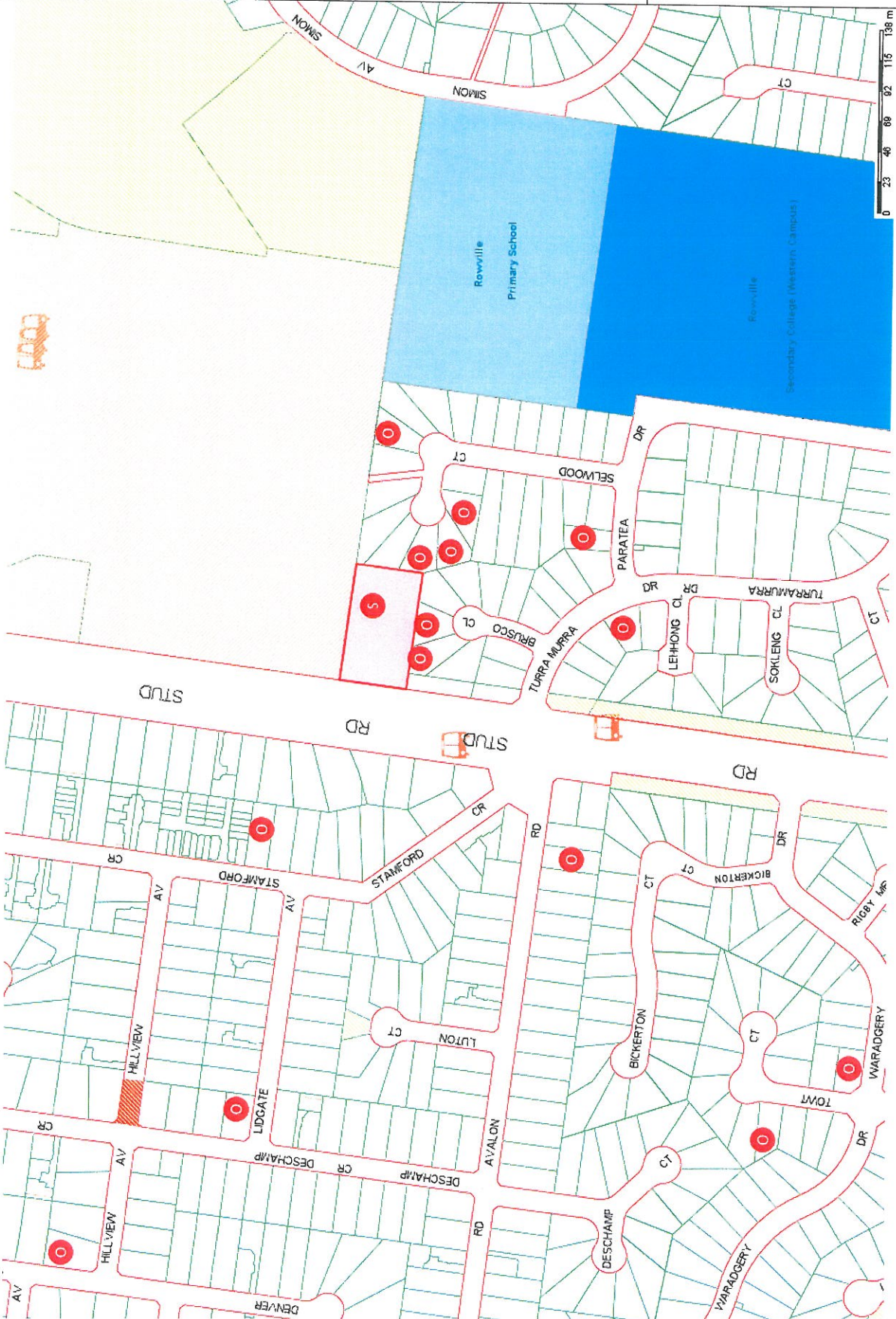
Application Number
 P/2014/7108

Description
 Development of the land for a 5 storey building (containing 76 apartments, a Gym and Vet Clinic), 14 two storey townhouses and alteration of access to a Road Zone Category 1 Road

Wardname
 Tirihatuan

- LEGEND:**
- Tile Boundary
 - Road Boundary
 - City Boundary
 - Bus Route
 - Reserves
 - Commercial Areas
 - Tertiary Schools
 - Primary Schools
 - Secondary Schools
 - P-12 School
 - Bus Stops
 - Objector
 - Unit Development
 - Subject Property
 - Pebble

Scale: 1:3000



DISCLAIMER:
 Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DP/CD, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria does not warrant the accuracy or completeness of information in this product. Any person using or relying on this information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Knox City Council
REPORT APPENDIX: A

Location

Property - Address 1103 Stud Road, ROWVILLE
Application Number P/2014/7108

Description Development of the land for a 5 storey building (containing 76 apartments, a Gym and Vet Clinic), 14 two storey townhouses and alteration of access to a Road Zone Category 1 Road

Wardname Tirthatuan

LEGEND:

- Title Boundary
- Road Boundaries
- City Boundary
- Bus Route
- Reserves
- Commercial Areas
- Tertiary Schools
- Primary Schools
- Secondary Schools
- F-12 School
- Bus Stops
- Objector
- Use Development
- Subject Property
- Petition



Scale: 1:3000



DISCLAIMER:

Roads and Title Boundaries - State of Victoria, Knox City Council
Planning Scheme Information - DPCD, Knox City Council
Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavor has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
3. This print contains information from Vicmap Property (Copyright State of Victoria). The State of Victoria does not warrant the accuracy or completeness of information in this product. Any person using or relying on this information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.

AMENDED
PLANS



ARTIST IMPRESSION
VIEW FROM NORTHWEST CORNER LOOKING SOUTH-EAST TOWARDS SUBJECT SITE

PLANNING
 DATE: 19/12/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1416
 PROJECT NAME: STUD ROAD DEVELOPMENT
 PROJECT LOCATION: ROWVILLE VIC 3178
 PROJECT STATUS: [Status]
 PROJECT DATE: 19/12/14
 PROJECT DRAWN BY: [Name]
 PROJECT CHECKED BY: [Name]
 PROJECT DATE: 19/12/14
 PROJECT DRAWN BY: [Name]
 PROJECT CHECKED BY: [Name]
 PROJECT DATE: 19/12/14

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178

PERSPECTIVE VIEW 2
 TOWN PLANNING

PROJECT NUMBER
 1416
 DATE
 JUN 14

TP4.02
 REASON
 D

Knox City Council
 RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

**DARYL
 PELCHEN
 MTEC**

1103 Stud Road
 Rowville
 VIC 3178
 Australia
 Tel: 03 9528 1100
 Fax: 03 9528 1101
 Email: info@tecmec.com.au
 Website: www.tecmec.com.au

AMENDED
PLANS



ARTIST IMPRESSION
VIEW FROM STUD ROAD LOOKING DOWN MEWS

Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

PLANNING
DATE: 15/11/2015
PROJECT: 1416
DRAWN: DP/MB
CHECKED: DP/MB
DATE: JUN 14
REVISION: D

STUD ROAD DEVELOPMENT
STUD ROAD
ROWVILLE
VIC 3178

PERSPECTIVE VIEW 3
TOWN PLANNING

PROJECT NUMBER: 1416
DATE: JUN 14
REVISION: D

DARYL
PELCHEN
ITECT

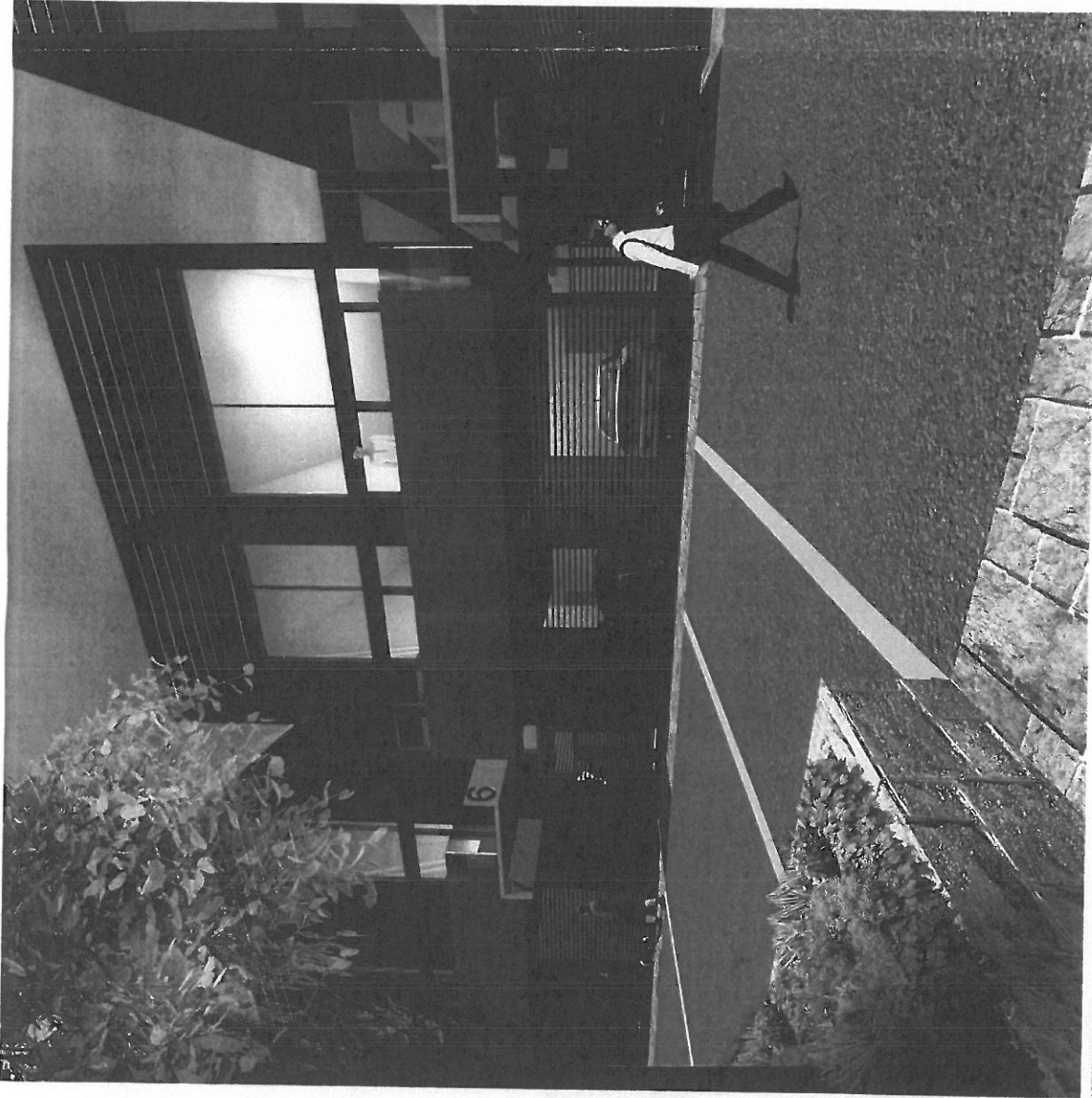
1000 Cnr. Cherry Road
Rowville VIC 3178
P: 03 9586 1167
F: 03 9586 1166
E: info@pelchenitect.com
W: www.pelchenitect.com

AMENDED
PLANS

Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

1103 Stud Road, Rowville VIC 3178
Phone: 03 9592 2444
Fax: 03 9592 1186
www.knox.vic.gov.au

DARYL PELCHEN
ARCHITECT



ARTIST IMPRESSION
VIEW FROM WITHIN SITE LOOKING TOWARDS TOWNHOUSE ENTRANCES

TP4.04
REVISION
D

PROJECT NUMBER
1416
DATE
JUN 14

DRAWN
DP/MB
CHECKED
DP/MB

PERSPECTIVE VIEW 4
TOWN PLANNING

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3178

PLANNING		CONSTRUCTION		SCALE	
REV	DATE	BY	CHKD	SCALE	DATE
A	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
B	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
C	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
D	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
E	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
F	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
G	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
H	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
I	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
J	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
K	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
L	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
M	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
N	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
O	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
P	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
Q	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
R	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
S	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
T	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
U	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
V	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
W	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
X	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
Y	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	
Z	15/11/14	PLANNING DEPT	PLANNING DEPT	AS SHOWN	

1103 STUD ROAD ROWVILLE APPENDIX B

- DEMOLITION KEYNOTES**
- EXISTING BUILDING TO BE REMOVED SHOWN DASHED.
 - EXISTING TREES TO BE REMOVED SHOWN DASHED.
 - EXISTING PALING FENCE (TYPICALLY 1.8m HIGH) TO BE RETAINED WHERE POSSIBLE OR REPLACED IN LIKE-FOR-LIKE MANNER IF CONDITIONS REQUIRE.
- NOTE: ALL EXISTING FABRIC TO BE DEMOLISHED SHOWN DASHED.

AMENDED PLANS

Knox City Council
RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

1103/104
 69 Shann Street
 Rowville VIC 3178
 T: 03 9592 3444
 F: 03 9592 1170
 W: www.knox.vic.gov.au
 E: enquiries@knox.vic.gov.au
 © 2015

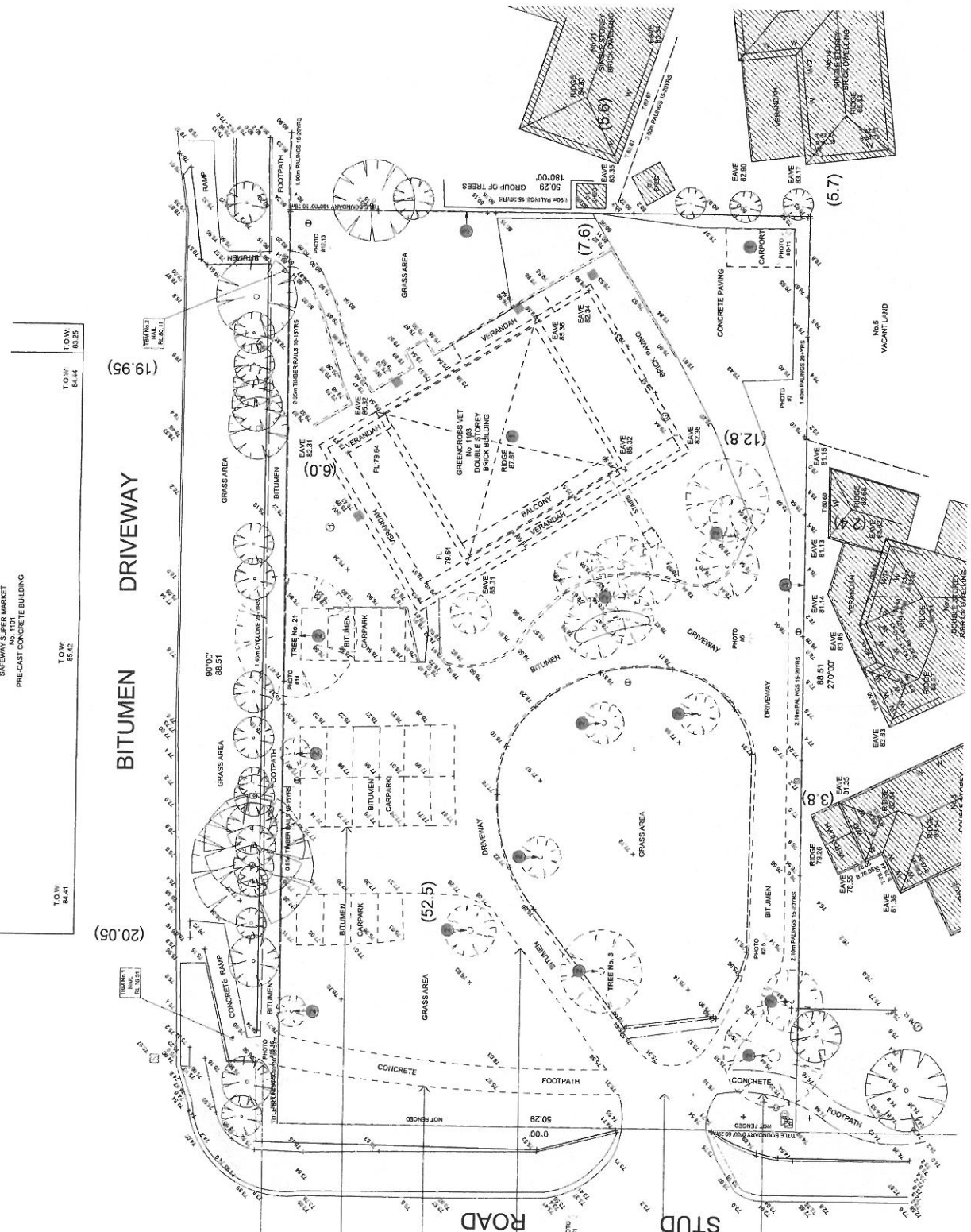
DARYL PEELCHEN
ITEC

PROJECT NUMBER: 1416
 DATE: JUN 14
 DRAWN: DP / MB
 CHECKED: DP / MB
 TOWN PLANNING: TP0.05
 CITY/SH: C

EXISTING CONDITIONS +
 DEMOLITION PLAN
 TOWN PLANNING

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 VIC 3178

PLANNING
 DATE: 14/06/2015
 REVISION: 01
 DRAWN BY: DP/MB
 CHECKED BY: DP/MB
 APPROVED BY: DP/MB
 SCALE: 1:100
 NOTE: THIS IS A PRELIMINARY PLAN. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT.



T.O.W. 84.41	T.O.W. 85.42	T.O.W. 84.74	T.O.W. 85.23
SAWEWAY SUPER MARKET PRE-CAST CONCRETE BUILDING			

BITUMEN DRIVEWAY (19.95)
 BITUMEN DRIVEWAY (20.05)

NOTE: EXISTING PEDESTRIAN PATH TO BE DEMOLISHED TO SUIT NEW FOOTPATH IN ACCORDANCE WITH RESPONSIBLE AUTHORITIES REQUIREMENTS

EXISTING CARPARK TO BE DEMOLISHED

EXTENT OF EXISTING FOOTPATH TO BE DEMOLISHED SHOWN DASHED EXISTING CROSSFALL OF 1 IN 14 (NOMINALLY)

EXTENT OF EXISTING DRIVEWAY TO BE DEMOLISHED SHOWN DASHED

NOTE: EXISTING CROSSOVER AND PEDESTRIAN PATHWAY TO BE DEMOLISHED SHOWN DASHED IN ACCORDANCE WITH RESPONSIBLE AUTHORITIES REQUIREMENTS.

NO CHANGE TO ALIGNMENT OR LEVEL OF PEDESTRIAN PATHWAY TO SOUTH OF SITE.

1103 STUD ROAD ROWVILLE APPENDIX B

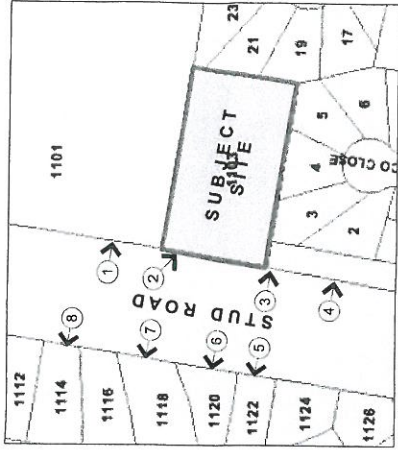
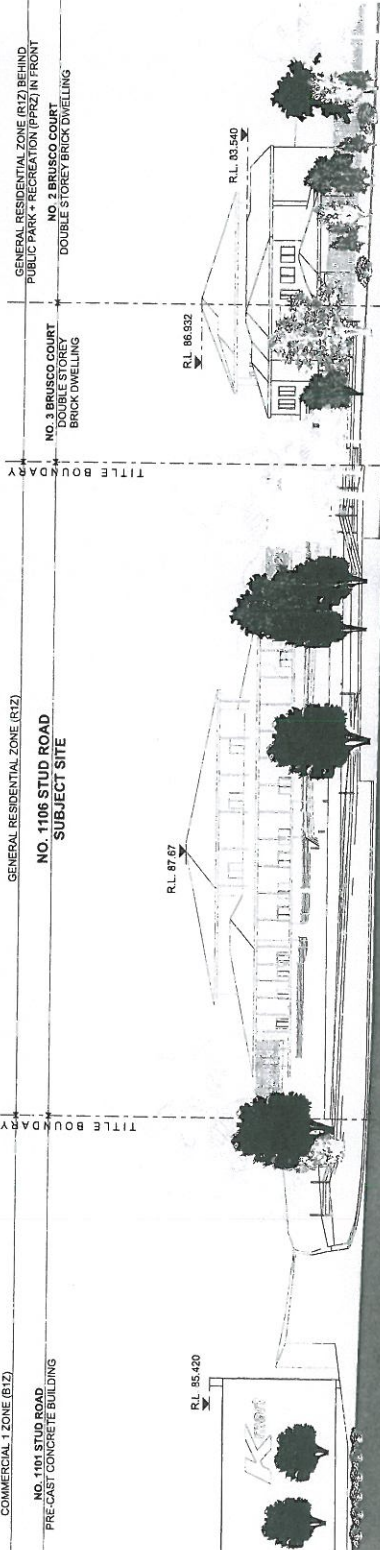
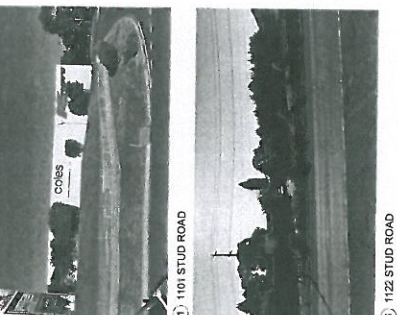
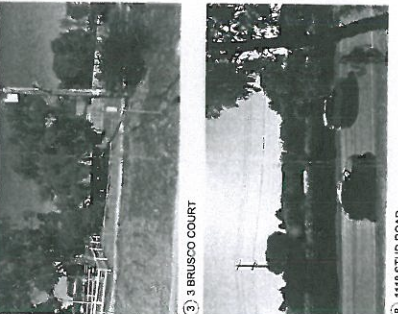
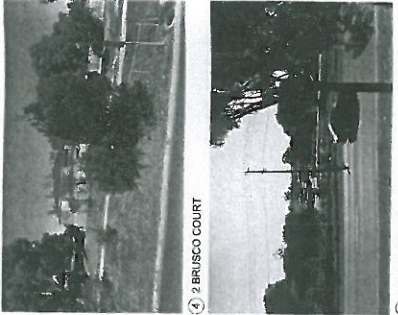


DIAGRAM OF PHOTOGRAPHY LOCATIONS

LEGEND

- 1 DEVELOPMENT DENSITY, POSITION BUILDING MASS TO LIMIT AMENITY IMPACTS AND TO MAXIMISE LANDSCAPING OPPORTUNITIES, AND MAINTAIN VISUAL LINKS TO REDUCE SENSING OF BUILDING BUILDING MASS FROM SENSITIVE INTERFACES
- 2 LANDSCAPE VIEWS, MAINTAIN VIEWS OF SUBJECT SITE WITHIN AND FROM STUD ROAD
- 3 VEGETATION INCORPORATE DEVELOPMENT
- 4 DECKS AND ENTRIES: USE BUILDING ELEMENTS TO PROVIDE WEATHER PROTECTION FOR VISITORS AND OCCUPANTS
- 5 ROOF FORMS: ADOPT SLOPING ROOF FORMS TO PROVIDE NATURAL SOLAR GAIN.
- 6 ACTIVE FRONTAGES: ENCOURAGE SOCIAL INTERACTION THROUGH BUILDING DESIGN
- 7 EXISTING TREES TO BE REMOVED (SHOWN DASHED)
- 8 NO JOINING EXISTING NEIGHBOURING PROPERTIES TO BE PROTECTED FROM UNREASONABLE OVERLOOKING AND OVERSHADOWING.
- 9 EXISTING CROSSOVER TO BE RETAINED.
- 10 SOLAR PANELS MOUNTED ON ROOF LEVEL
- 11 1 NO. 20,000 LITRE RAINWATER TANK FOR RAINWATER HARVESTING AND IRRIGATION LOCATED WITHIN BASMENT.

AMENDED PLANS



EXISTING STREETSCAPE ELEVATION



PROPOSED STREETSCAPE ELEVATION

PLANNING
 DATE: 14/11/2014
 DRAWN BY: J. COOPER
 CHECKED BY: J. COOPER
 SCALE: 1:200 @ A1, 1:400 @ A0
 PROJECT NUMBER: 1416
 DATE: JUN 14
 REVISION: E

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178

STUD ROAD STREETSCAPE
 TOWN PLANNING

DP7/MB
 DP7/MB

TP0.07
 REVISION: E

Knox City Council
RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

DARYL PELCHEN
ITECI

1103 STUD ROAD
 ROWVILLE VIC 3178
 P. 03 9398 4400
 F. 03 9398 1100
 E. info@knoxcitycouncil.vic.gov.au
 www.knoxcitycouncil.vic.gov.au

1103 STUD ROAD ROWVILLE APPENDIX B

10

LEGEND
REFER TO APARTMENT LAYOUT DRAWINGS FOR APARTMENT DETAILS

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- CARPARKING
- CIRCULATION
- COMMERCIAL AREA
- JOINERY
- SERVICES
- STUDIO APARTMENTS
- TOWNHOUSES
- BUILDING FABRIC

AMENDED PLANS

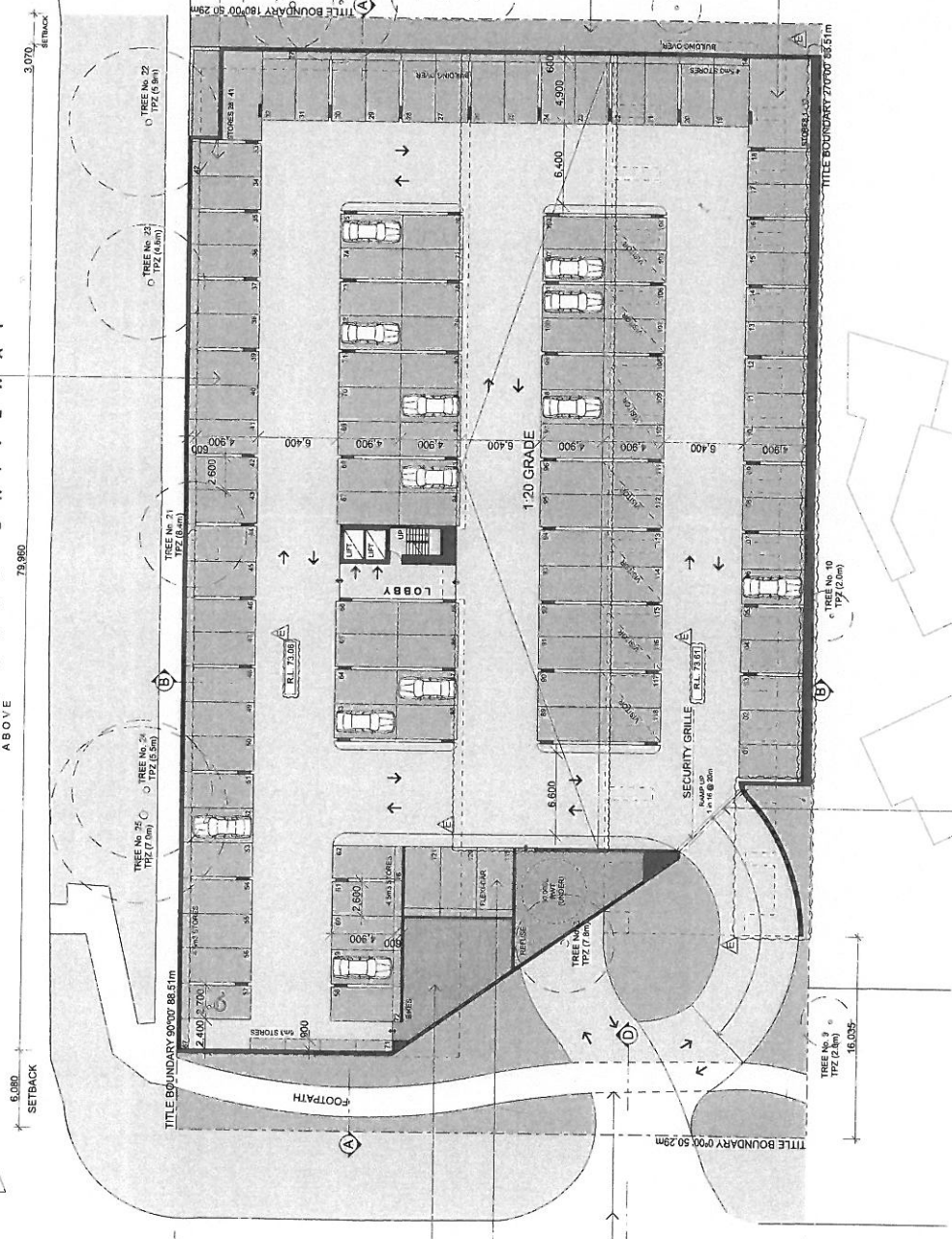
NOTE: ALL CAR SPACES 4.9M X 2.6M

NOTE: BASEMENT CONSTRUCTION (INCLUDING DRAINAGE) FULLY WITHIN SITE BOUNDARIES.

NOTE: ALL STORAGE CAGES TO BE 6 CUBIC METRES

NOTE: ALL CARPARKING DIMENSIONS TO BE RE-CODE COMPLIANT. REFER TO TRAFFIC ENGINEERS REPORT FOR DETAILS.

BITUMEN DRIVEWAY ABOVE



NOTE: 2.2m (min.) FLOOR TO CEILING CLEARANCE

NOTE: BIKE FACILITIES TO INCLUDE BIKE RACKS FOR 25 BIKES + AMENITIES

NOTE: ELECTRIC CHARGE STATION TO BAY T19

NOTE: EXISTING CROSSOVER TO BE MAINTAINED WITH VARIOUS REQUIREMENTS. EXISTING PEDESTRIAN PATH TO BE RETAINED IN TERMS OF WIDTH AND GRADIENT AS IT INTERSECTS VEHICLE DRIVEWAY.

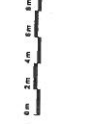
Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

DARYL PELCHEN
ITECT

PROJECT NUMBER: 1416
DATE: JUN 14
CHECKED: DP / MB
DRAWN: DP / MB

REVISION: E
TP1.01

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3178



PLANNING
NO. DATE REVISION
1. 13/06/15 1:000@A1
2. 14/06/15 1:000@A3
3. 15/06/15 1:000@A3
4. 16/06/15 1:000@A3
5. 17/06/15 1:000@A3
6. 18/06/15 1:000@A3
7. 19/06/15 1:000@A3
8. 20/06/15 1:000@A3
9. 21/06/15 1:000@A3
10. 22/06/15 1:000@A3
11. 23/06/15 1:000@A3
12. 24/06/15 1:000@A3
13. 25/06/15 1:000@A3
14. 26/06/15 1:000@A3
15. 27/06/15 1:000@A3
16. 28/06/15 1:000@A3
17. 29/06/15 1:000@A3
18. 30/06/15 1:000@A3
19. 01/07/15 1:000@A3
20. 02/07/15 1:000@A3
21. 03/07/15 1:000@A3
22. 04/07/15 1:000@A3
23. 05/07/15 1:000@A3
24. 06/07/15 1:000@A3
25. 07/07/15 1:000@A3
26. 08/07/15 1:000@A3
27. 09/07/15 1:000@A3
28. 10/07/15 1:000@A3
29. 11/07/15 1:000@A3
30. 12/07/15 1:000@A3
31. 13/07/15 1:000@A3
32. 14/07/15 1:000@A3
33. 15/07/15 1:000@A3
34. 16/07/15 1:000@A3
35. 17/07/15 1:000@A3
36. 18/07/15 1:000@A3
37. 19/07/15 1:000@A3
38. 20/07/15 1:000@A3
39. 21/07/15 1:000@A3
40. 22/07/15 1:000@A3
41. 23/07/15 1:000@A3
42. 24/07/15 1:000@A3
43. 25/07/15 1:000@A3
44. 26/07/15 1:000@A3
45. 27/07/15 1:000@A3
46. 28/07/15 1:000@A3
47. 29/07/15 1:000@A3
48. 30/07/15 1:000@A3
49. 31/07/15 1:000@A3
50. 01/08/15 1:000@A3
51. 02/08/15 1:000@A3
52. 03/08/15 1:000@A3
53. 04/08/15 1:000@A3
54. 05/08/15 1:000@A3
55. 06/08/15 1:000@A3
56. 07/08/15 1:000@A3
57. 08/08/15 1:000@A3
58. 09/08/15 1:000@A3
59. 10/08/15 1:000@A3
60. 11/08/15 1:000@A3
61. 12/08/15 1:000@A3
62. 13/08/15 1:000@A3
63. 14/08/15 1:000@A3
64. 15/08/15 1:000@A3
65. 16/08/15 1:000@A3
66. 17/08/15 1:000@A3
67. 18/08/15 1:000@A3
68. 19/08/15 1:000@A3
69. 20/08/15 1:000@A3
70. 21/08/15 1:000@A3
71. 22/08/15 1:000@A3
72. 23/08/15 1:000@A3
73. 24/08/15 1:000@A3
74. 25/08/15 1:000@A3
75. 26/08/15 1:000@A3
76. 27/08/15 1:000@A3
77. 28/08/15 1:000@A3
78. 29/08/15 1:000@A3
79. 30/08/15 1:000@A3
80. 31/08/15 1:000@A3
81. 01/09/15 1:000@A3
82. 02/09/15 1:000@A3
83. 03/09/15 1:000@A3
84. 04/09/15 1:000@A3
85. 05/09/15 1:000@A3
86. 06/09/15 1:000@A3
87. 07/09/15 1:000@A3
88. 08/09/15 1:000@A3
89. 09/09/15 1:000@A3
90. 10/09/15 1:000@A3
91. 11/09/15 1:000@A3
92. 12/09/15 1:000@A3
93. 13/09/15 1:000@A3
94. 14/09/15 1:000@A3
95. 15/09/15 1:000@A3
96. 16/09/15 1:000@A3
97. 17/09/15 1:000@A3
98. 18/09/15 1:000@A3
99. 19/09/15 1:000@A3
100. 20/09/15 1:000@A3
101. 21/09/15 1:000@A3
102. 22/09/15 1:000@A3
103. 23/09/15 1:000@A3
104. 24/09/15 1:000@A3
105. 25/09/15 1:000@A3
106. 26/09/15 1:000@A3
107. 27/09/15 1:000@A3
108. 28/09/15 1:000@A3
109. 29/09/15 1:000@A3
110. 30/09/15 1:000@A3
111. 01/10/15 1:000@A3
112. 02/10/15 1:000@A3
113. 03/10/15 1:000@A3
114. 04/10/15 1:000@A3
115. 05/10/15 1:000@A3
116. 06/10/15 1:000@A3
117. 07/10/15 1:000@A3
118. 08/10/15 1:000@A3
119. 09/10/15 1:000@A3
120. 10/10/15 1:000@A3
121. 11/10/15 1:000@A3
122. 12/10/15 1:000@A3
123. 13/10/15 1:000@A3
124. 14/10/15 1:000@A3
125. 15/10/15 1:000@A3
126. 16/10/15 1:000@A3
127. 17/10/15 1:000@A3
128. 18/10/15 1:000@A3
129. 19/10/15 1:000@A3
130. 20/10/15 1:000@A3
131. 21/10/15 1:000@A3
132. 22/10/15 1:000@A3
133. 23/10/15 1:000@A3
134. 24/10/15 1:000@A3
135. 25/10/15 1:000@A3
136. 26/10/15 1:000@A3
137. 27/10/15 1:000@A3
138. 28/10/15 1:000@A3
139. 29/10/15 1:000@A3
140. 30/10/15 1:000@A3
141. 31/10/15 1:000@A3
142. 01/11/15 1:000@A3
143. 02/11/15 1:000@A3
144. 03/11/15 1:000@A3
145. 04/11/15 1:000@A3
146. 05/11/15 1:000@A3
147. 06/11/15 1:000@A3
148. 07/11/15 1:000@A3
149. 08/11/15 1:000@A3
150. 09/11/15 1:000@A3
151. 10/11/15 1:000@A3
152. 11/11/15 1:000@A3
153. 12/11/15 1:000@A3
154. 13/11/15 1:000@A3
155. 14/11/15 1:000@A3
156. 15/11/15 1:000@A3
157. 16/11/15 1:000@A3
158. 17/11/15 1:000@A3
159. 18/11/15 1:000@A3
160. 19/11/15 1:000@A3
161. 20/11/15 1:000@A3
162. 21/11/15 1:000@A3
163. 22/11/15 1:000@A3
164. 23/11/15 1:000@A3
165. 24/11/15 1:000@A3
166. 25/11/15 1:000@A3
167. 26/11/15 1:000@A3
168. 27/11/15 1:000@A3
169. 28/11/15 1:000@A3
170. 29/11/15 1:000@A3
171. 30/11/15 1:000@A3
172. 01/12/15 1:000@A3
173. 02/12/15 1:000@A3
174. 03/12/15 1:000@A3
175. 04/12/15 1:000@A3
176. 05/12/15 1:000@A3
177. 06/12/15 1:000@A3
178. 07/12/15 1:000@A3
179. 08/12/15 1:000@A3
180. 09/12/15 1:000@A3
181. 10/12/15 1:000@A3
182. 11/12/15 1:000@A3
183. 12/12/15 1:000@A3
184. 13/12/15 1:000@A3
185. 14/12/15 1:000@A3
186. 15/12/15 1:000@A3
187. 16/12/15 1:000@A3
188. 17/12/15 1:000@A3
189. 18/12/15 1:000@A3
190. 19/12/15 1:000@A3
191. 20/12/15 1:000@A3
192. 21/12/15 1:000@A3
193. 22/12/15 1:000@A3
194. 23/12/15 1:000@A3
195. 24/12/15 1:000@A3
196. 25/12/15 1:000@A3
197. 26/12/15 1:000@A3
198. 27/12/15 1:000@A3
199. 28/12/15 1:000@A3
200. 29/12/15 1:000@A3
201. 30/12/15 1:000@A3
202. 31/12/15 1:000@A3

1300 Glen Osmond Road
Rowville VIC 3178
T: 03 9592 4444
F: 03 9592 1327
E: enquiries@knoxcitycouncil.vic.gov.au
P: 03 9596 1166
© 2015

1103 STUD ROAD ROWVILLE APPENDIX B

- CAR SPACE LEGEND**
- RESIDENTS
 - RESIDENTIAL VISITORS
 - GYM STAFF & MEMBERS
 - VET STAFF
 - VET PATIENT
 - CAR SHARE
 - CIRCULATION

AMENDED PLANS

Knox City Council
RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

Address: 1103 Stud Road, Rowville, VIC 3178
 Planning: DP/MB
 Date: JUN 14
 Project Number: 1416

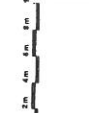
DARYL PELCHEN
PLANNING

TP1.01-2
 REGION A

BASEMENT CARPARK ALLOCATION
 TOWN PLANNING

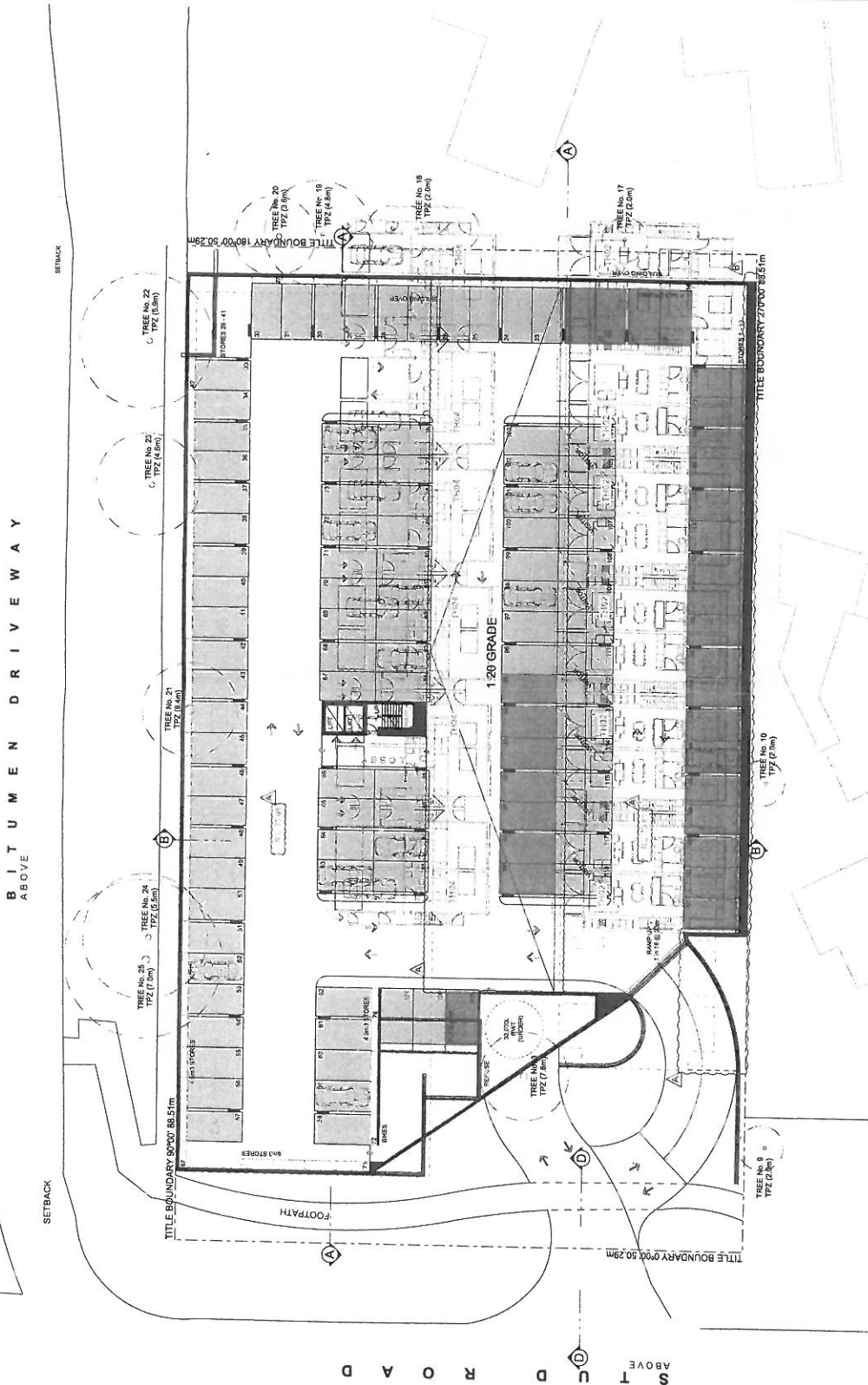
STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178

SCALE
 1:200@A1
 1:400@A3



DATE: 19 November 2015

PLANNING
 NOTE: THIS IS NOT FOR CONSTRUCTION
 DRAWING: 1103 STUD ROAD CARPARK
 SHEET: BASEMENT CARPARK ALLOCATION
 DATE: 14 JUN 2015
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]



STUD ROAD ABOVE

BITUMEN DRIVEWAY ABOVE

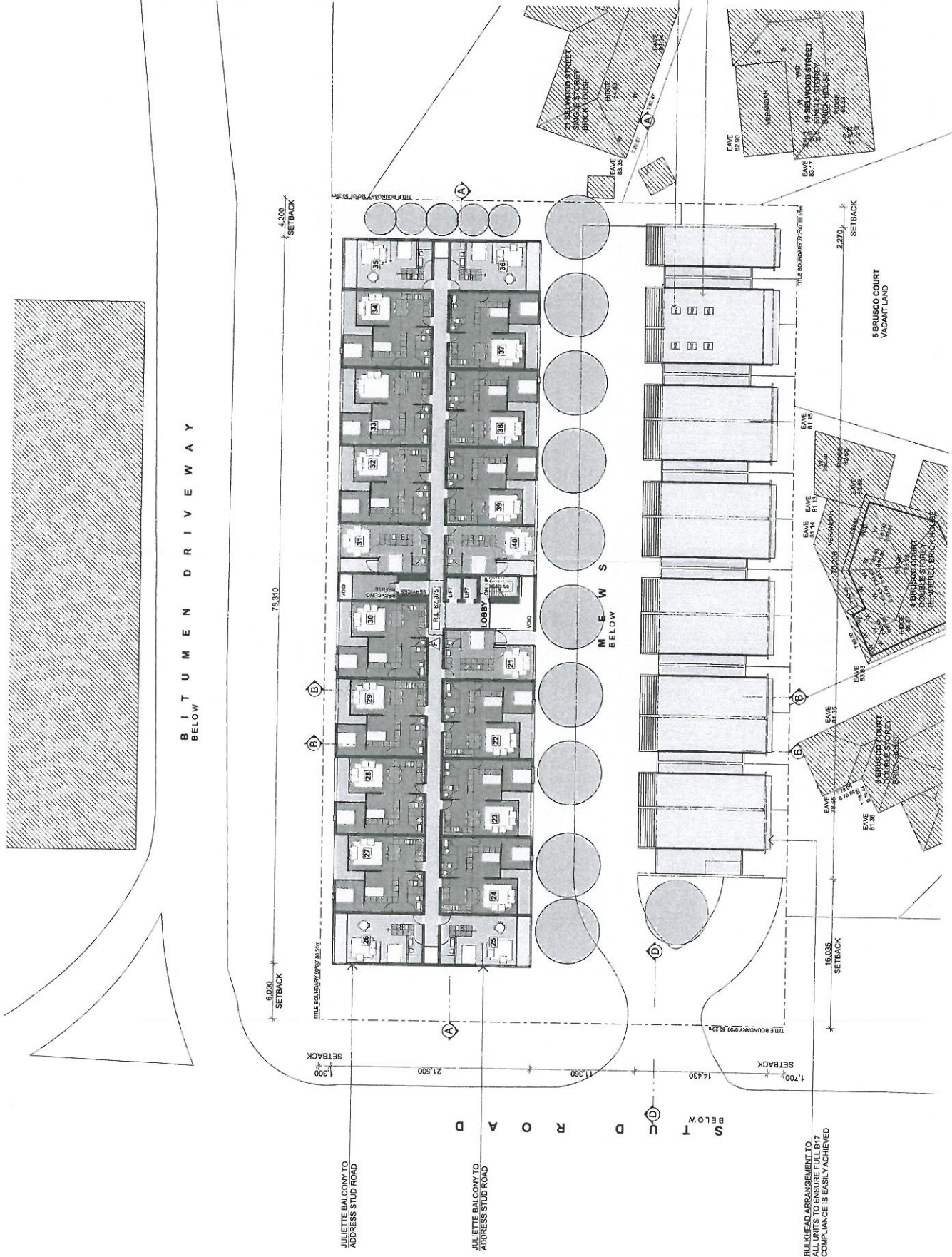
1103 STUD ROAD ROWVILLE APPENDIX B

14

LEGEND
REFER TO APARTMENT LAYOUT
DRAWINGS FOR APARTMENT DETAILS

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- CARPARKING
- CIRCULATION
- COMMERCIAL AREA
- JOINERY
- SERVICES
- STUDIO APARTMENTS
- TOWNHOUSES
- BUILDING FABRIC

AMENDED PLANS



Knox City Council
RECEIVED
14 DEC 2015
PLANNING DEPARTMENT

Planning
95 Simeon Street
Melbourne VIC 3048
T: 03 9594 4999
F: 03 9594 1166
W: dpp.knox.vic.gov.au

DARYL PELCHEN
ITECT

PROJECT NUMBER
1416
DATE
JUN 14

DESIGN
DP / MB
CHECKED
DP / MB

LEVEL 2 FLOOR PLAN
TOWN PLANNING

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3176



SCALE
1:200@A1
1:400@A2

NO.	DATE	REVISION	INITIALS
1	08/11/14	AMENDED PLANNING DRAWING	MB
2	09/11/14	REVISED PLANNING DRAWING	MB
3	10/11/14	REVISED PLANNING DRAWING	MB
4	11/11/14	REVISED PLANNING DRAWING	MB
5	12/11/14	REVISED PLANNING DRAWING	MB

DATE: 14/11/2014 10:52 AM
DRAWING: 1103 Stud Road Development - Level 2 Floor Plan - Appendix B

BULKHEAD ARRANGEMENT TO
COMPLY WITH LOCAL GOVERNMENT
COMPLIANCE IS EASILY ACHIEVED

JULIETTE BALCONY TO
ADDRESS STUD ROAD

JULIETTE BALCONY TO
ADDRESS STUD ROAD

STUD ROAD

BITUMEN DRIVEWAY

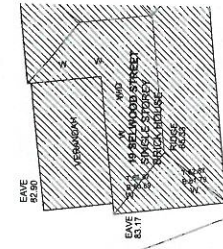
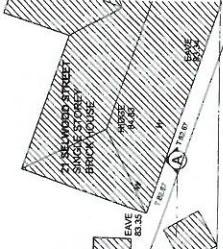
5 BRUSCO COURT
VACANT LAND

5 BRUSCO COURT
DOUBLE STOREY
RESIDENTIAL STRIKING ANGLE

5 BRUSCO COURT
DOUBLE STOREY
STRIKING ANGLE

ROOF ANGLE
REVERSED FOR
TOWNHOUSES 10
& 11

ROOF GLAZING



SETBACK 2.270

SETBACK 4.200

SETBACK 6.000

SETBACK 11.360

SETBACK 14.430

SETBACK 17.700

SETBACK 21.500

SETBACK 21.500

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

SETBACK 78.310

1103 STUD ROAD ROWVILLE APPENDIX B

15

LEGEND

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- CARPARKING
- CIRCULATION
- COMMERCIAL AREA
- JOINERY
- SERVICES
- STUDIO APARTMENTS
- TOWNHOUSES
- BUILDING FABRIC

AMENDED PLANS

Knox City Council
RECEIVED
 14 DEC 2015
 PLANNING DEPARTMENT

With/Without:
 M1 Sharon Chisholm
 P1 03 9388 3444
 F1 03 9388 1112
 E1 sharon.chisholm@knox.vic.gov.au
 © 2008

DARYL PELCHEN
MP

TP1.05
 REVISION
 F

PROJECT NUMBER
 1416
 DATE
 JUN 14

DRAWN
 DP / MB
 CHECKED
 DP / MB

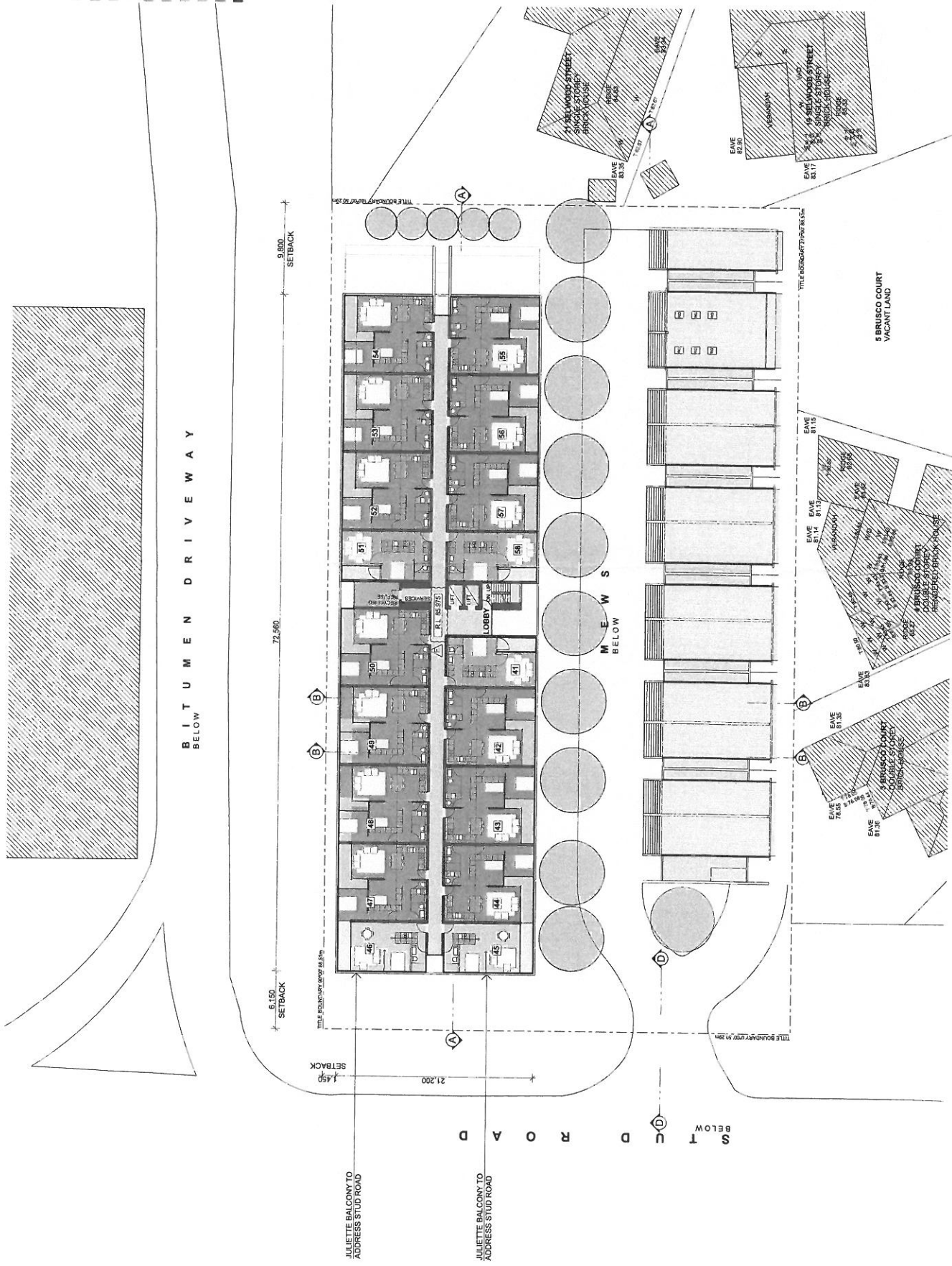
LEVEL 3 FLOOR PLAN
 TOWN PLANNING

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 VIC 3176



SCALE
 1:200(BA1)
 1:400(BA2)

NO.	DATE	BY	CHKD.	DESCRIPTION
1	14/06/15	DP/MB	DP/MB	PRELIMINARY
2	14/06/15	DP/MB	DP/MB	AMENDED
3	14/06/15	DP/MB	DP/MB	AMENDED
4	14/06/15	DP/MB	DP/MB	AMENDED
5	14/06/15	DP/MB	DP/MB	AMENDED



PLANNING

DATE: 14/06/2015
 TIME: 10:00 AM
 PROJECT: 1416
 DRAWING: DP / MB
 CHECKED: DP / MB
 SCALE: 1:200(BA1)
 1:400(BA2)

1103 STUD ROAD ROWVILLE APPENDIX B

17

LEGEND

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- CARPARKING
- CIRCULATION
- COMMERCIAL AREA
- JOINERY
- SERVICES
- STUDIO APARTMENTS
- TOWNHOUSES
- BUILDING FABRIC

AMENDED PLANS

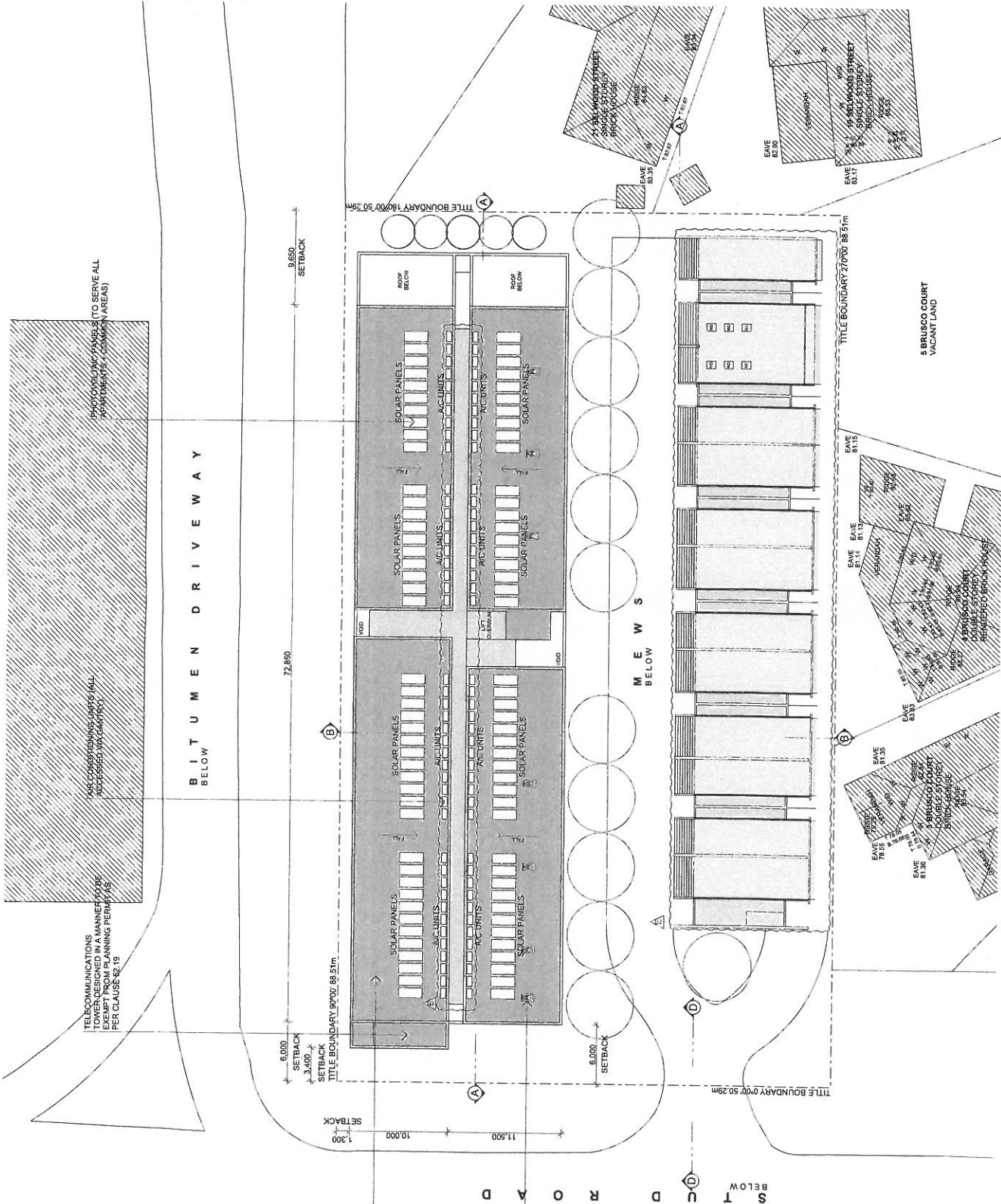


PHOTO SOLAR PANELS TO SERVE ALL APARTMENTS / COMMON AREAS

TELECOMMUNICATIONS TOWER DESIGNED IN A MANNER TO BE ACCESSIBLE BY GANTRY PER CLAUSE 62.19

PHOTO SOLAR PANELS TO SERVE ALL APARTMENTS / COMMON AREAS

NOTE: SIMPLE SKILLION ROOF DESIGNED TO ALLOW EFFICIENT RAINWATER HARVESTING.

SKYLIGHTS TO LEVEL 4 SOUTH FACING APARTMENTS.

Knox City Council
RECEIVED
 04 DEC 2015
PLANNING DEPARTMENT

City of Knox
 1000 Lakeshore Drive
 Rowville VIC 3178
 T 03 9595 2444
 F 03 9595 1122
 E info@knox.vic.gov.au
 W www.knox.vic.gov.au

DARYL PELCHEN
MBE

PROJECT NUMBER: 1416
 DATE: JUN 14
 CHECKED: DP/MB
 DRAWN: DP/MB

TP1.07
 REVISION: E

ROOF PLAN
 TOWN PLANNING

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178

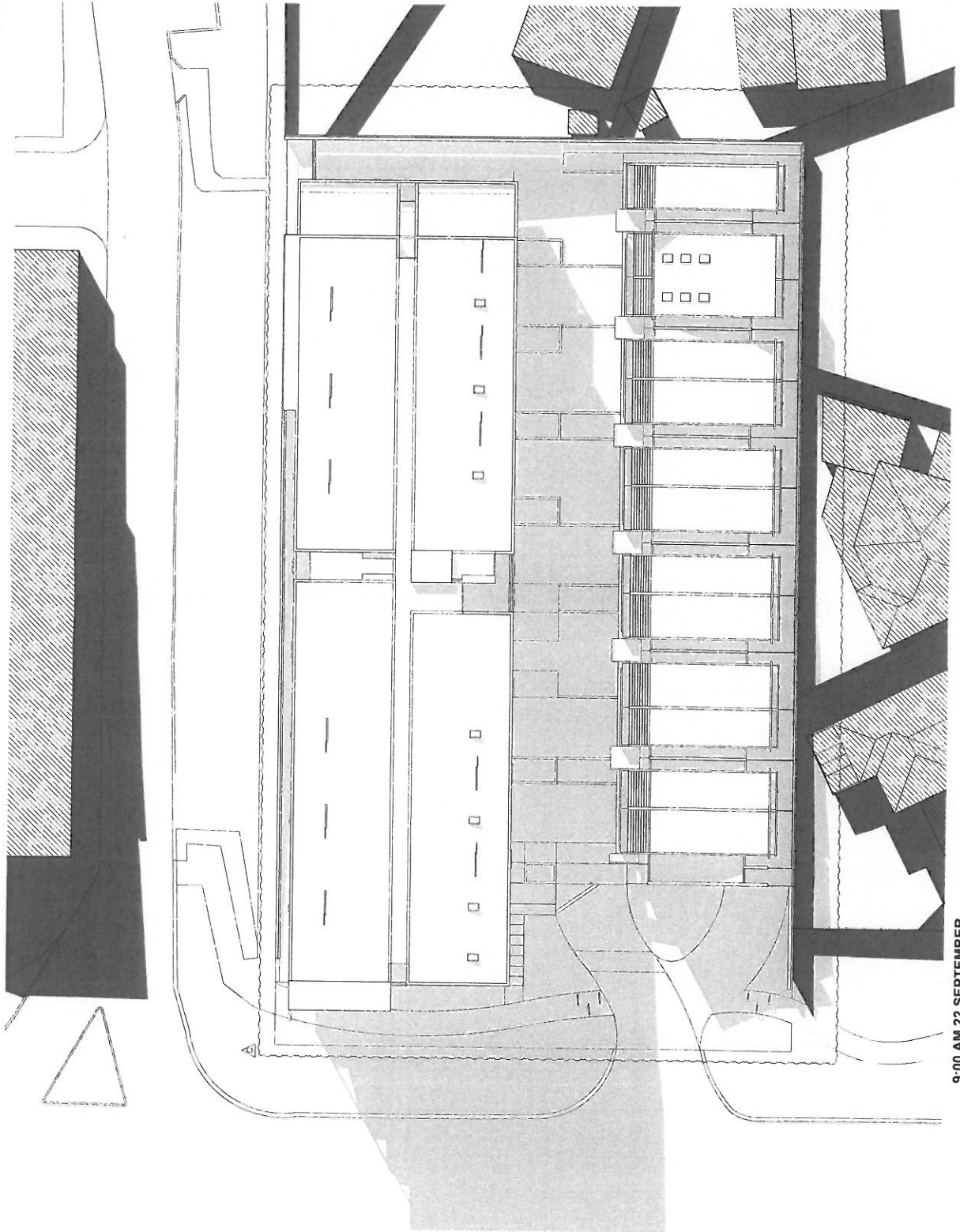


SCALE
 1:200@A1
 1:400@A3

NO.	DATE	DESCRIPTION
1	11/06/15	ISSUED FOR COMMENT
2	11/06/15	ISSUED FOR COMMENT
3	11/06/15	ISSUED FOR COMMENT
4	11/06/15	ISSUED FOR COMMENT
5	11/06/15	ISSUED FOR COMMENT
6	11/06/15	ISSUED FOR COMMENT
7	11/06/15	ISSUED FOR COMMENT
8	11/06/15	ISSUED FOR COMMENT
9	11/06/15	ISSUED FOR COMMENT
10	11/06/15	ISSUED FOR COMMENT
11	11/06/15	ISSUED FOR COMMENT
12	11/06/15	ISSUED FOR COMMENT
13	11/06/15	ISSUED FOR COMMENT
14	11/06/15	ISSUED FOR COMMENT
15	11/06/15	ISSUED FOR COMMENT
16	11/06/15	ISSUED FOR COMMENT
17	11/06/15	ISSUED FOR COMMENT
18	11/06/15	ISSUED FOR COMMENT
19	11/06/15	ISSUED FOR COMMENT
20	11/06/15	ISSUED FOR COMMENT

PLAN LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

AMENDED
 PLANS



9:00 AM 22 SEPTEMBER



SCALE
 1:200 @ A1
 1:400 @ D3

REV	DATE	REVISION	BY	CHKD
A	19/04/14	PLANNING BLUE		
B	24/05/15	REV RESPONSE		
C	24/05/15	REVISED PLANNING BLUE		
D	24/05/15	REVISED PLANNING BLUE		

PLANNING
 HOTEL 1103 STUD ROAD
 ROWVILLE VIC 3178
 15/09/2015

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178

SHADOW DIAGRAMS 9 AM
 TOWN PLANNING

DRAWN
 DP / MB
 CHECKED
 DP / MB

PROJECT NUMBER
 1415

DATE
 JUN 14

REVISION
 C

DARYL
 PELCHEN
 ITECT

Knox City Council
 RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

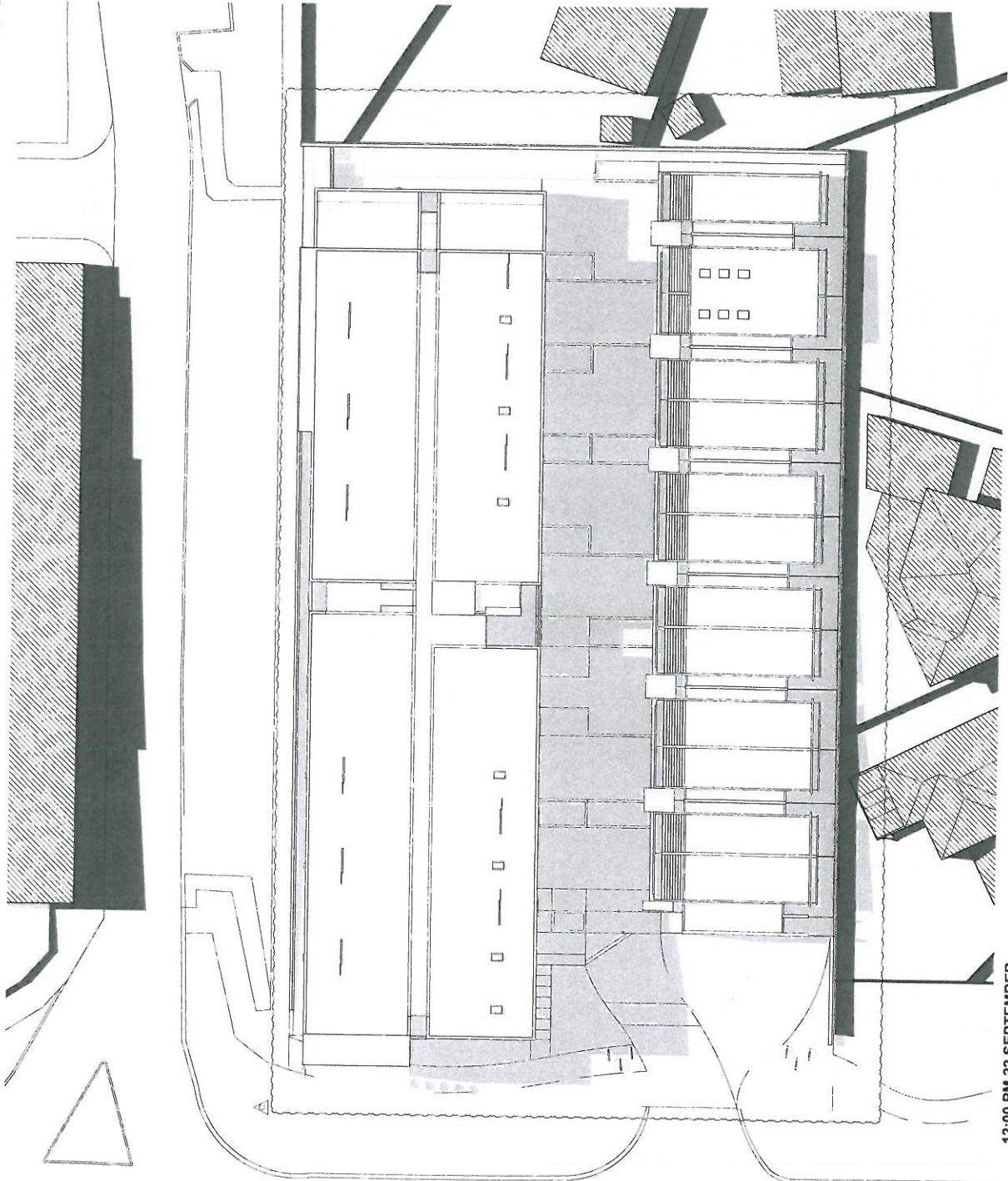
1000 Castlereagh Road
 North Sydney NSW 1585
 Tel: 02 9550 6600
 Fax: 02 9550 6601
 Email: info@pelchenitect.com
 www.pelchenitect.com

1103 STUD ROAD ROWVILLE APPENDIX B

PLAN LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS



AMENDED PLANS



12:00 PM 22 SEPTEMBER

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/11/14	FOR CONSULTATION	...	...
2	11/11/14	FOR CONSULTATION	...	...
3	11/11/14	FOR CONSULTATION	...	...
4	11/11/14	FOR CONSULTATION	...	...
5	11/11/14	FOR CONSULTATION	...	...
6	11/11/14	FOR CONSULTATION	...	...
7	11/11/14	FOR CONSULTATION	...	...
8	11/11/14	FOR CONSULTATION	...	...
9	11/11/14	FOR CONSULTATION	...	...
10	11/11/14	FOR CONSULTATION	...	...

SCALE
 1:200 @ A1
 1:400 @ A3



STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178

SHADOW DIAGRAMS 12 PM
 TOWN PLANNING

PROJECT NUMBER
 1416
 DATE
 JUN 14

REVISION
 C

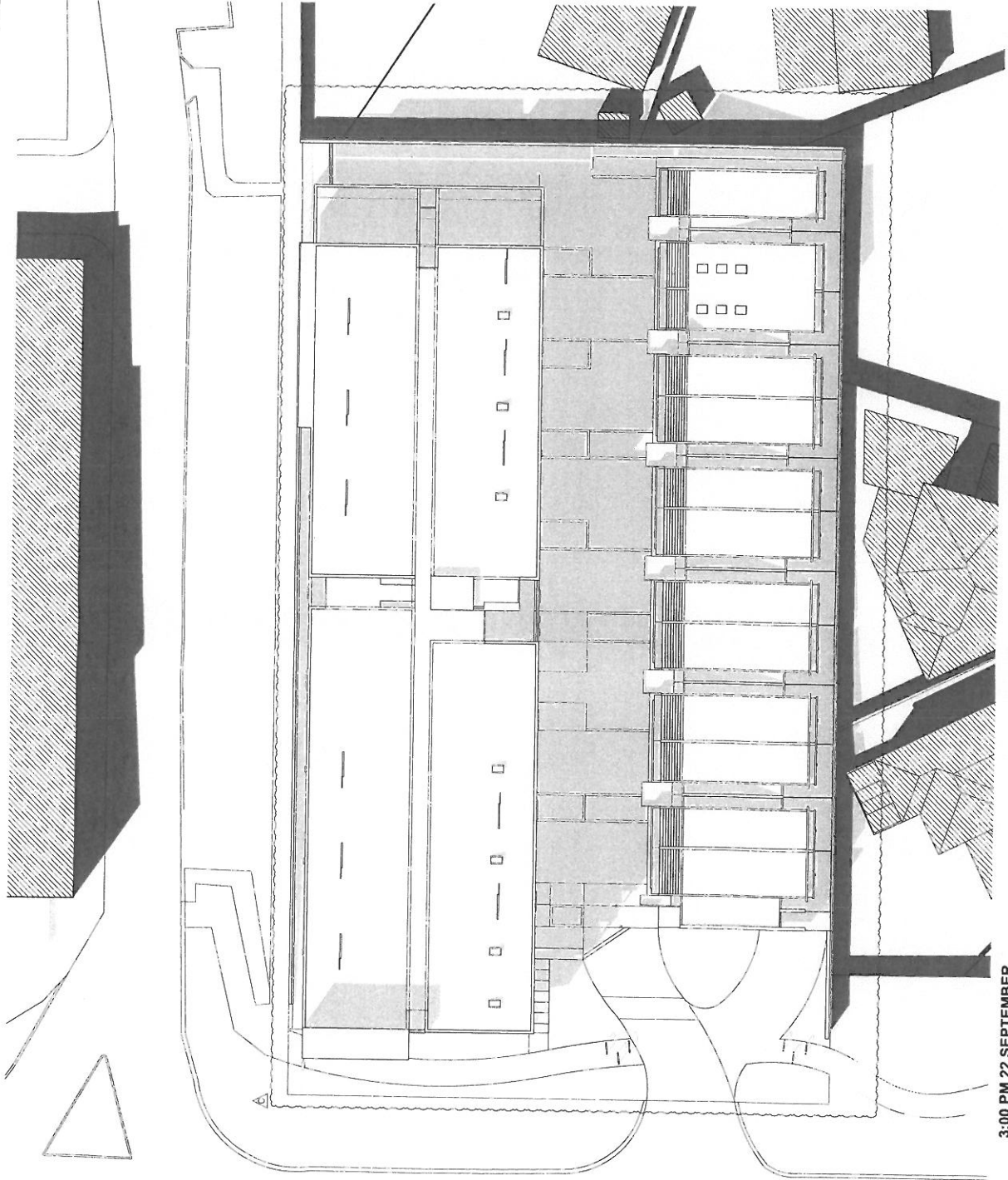
DARYL PELCHER ARCHITECT
 49 Blaine Street
 Rowville VIC 3178
 T: 03 9279 2444
 F: 03 9279 2444
 W: daryl@pelcherarchitect.com.au

Knox City Council
 RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

PLAN LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS



AMENDED PLANS



3:00 PM 22 SEPTEMBER

PLANNING

NOTE: THIS IS NOT FOR CONSTRUCTION

NO.	DATE	REVISION
1	2011.11	ISSUED FOR TENDERS (REVISED)
2	2012.01	REVISED TO REFLECT TENDERS
3	2012.03	REVISED TO REFLECT TENDERS
4	2012.05	REVISED TO REFLECT TENDERS
5	2012.07	REVISED TO REFLECT TENDERS
6	2012.09	REVISED TO REFLECT TENDERS
7	2012.11	REVISED TO REFLECT TENDERS
8	2013.01	REVISED TO REFLECT TENDERS
9	2013.03	REVISED TO REFLECT TENDERS
10	2013.05	REVISED TO REFLECT TENDERS
11	2013.07	REVISED TO REFLECT TENDERS
12	2013.09	REVISED TO REFLECT TENDERS
13	2013.11	REVISED TO REFLECT TENDERS
14	2014.01	REVISED TO REFLECT TENDERS
15	2014.03	REVISED TO REFLECT TENDERS
16	2014.05	REVISED TO REFLECT TENDERS
17	2014.07	REVISED TO REFLECT TENDERS
18	2014.09	REVISED TO REFLECT TENDERS
19	2014.11	REVISED TO REFLECT TENDERS
20	2015.01	REVISED TO REFLECT TENDERS
21	2015.03	REVISED TO REFLECT TENDERS
22	2015.05	REVISED TO REFLECT TENDERS
23	2015.07	REVISED TO REFLECT TENDERS
24	2015.09	REVISED TO REFLECT TENDERS
25	2015.11	REVISED TO REFLECT TENDERS
26	2016.01	REVISED TO REFLECT TENDERS
27	2016.03	REVISED TO REFLECT TENDERS
28	2016.05	REVISED TO REFLECT TENDERS
29	2016.07	REVISED TO REFLECT TENDERS
30	2016.09	REVISED TO REFLECT TENDERS
31	2016.11	REVISED TO REFLECT TENDERS
32	2017.01	REVISED TO REFLECT TENDERS
33	2017.03	REVISED TO REFLECT TENDERS
34	2017.05	REVISED TO REFLECT TENDERS
35	2017.07	REVISED TO REFLECT TENDERS
36	2017.09	REVISED TO REFLECT TENDERS
37	2017.11	REVISED TO REFLECT TENDERS
38	2018.01	REVISED TO REFLECT TENDERS
39	2018.03	REVISED TO REFLECT TENDERS
40	2018.05	REVISED TO REFLECT TENDERS
41	2018.07	REVISED TO REFLECT TENDERS
42	2018.09	REVISED TO REFLECT TENDERS
43	2018.11	REVISED TO REFLECT TENDERS
44	2019.01	REVISED TO REFLECT TENDERS
45	2019.03	REVISED TO REFLECT TENDERS
46	2019.05	REVISED TO REFLECT TENDERS
47	2019.07	REVISED TO REFLECT TENDERS
48	2019.09	REVISED TO REFLECT TENDERS
49	2019.11	REVISED TO REFLECT TENDERS
50	2020.01	REVISED TO REFLECT TENDERS
51	2020.03	REVISED TO REFLECT TENDERS
52	2020.05	REVISED TO REFLECT TENDERS
53	2020.07	REVISED TO REFLECT TENDERS
54	2020.09	REVISED TO REFLECT TENDERS
55	2020.11	REVISED TO REFLECT TENDERS
56	2021.01	REVISED TO REFLECT TENDERS
57	2021.03	REVISED TO REFLECT TENDERS
58	2021.05	REVISED TO REFLECT TENDERS
59	2021.07	REVISED TO REFLECT TENDERS
60	2021.09	REVISED TO REFLECT TENDERS
61	2021.11	REVISED TO REFLECT TENDERS
62	2022.01	REVISED TO REFLECT TENDERS
63	2022.03	REVISED TO REFLECT TENDERS
64	2022.05	REVISED TO REFLECT TENDERS
65	2022.07	REVISED TO REFLECT TENDERS
66	2022.09	REVISED TO REFLECT TENDERS
67	2022.11	REVISED TO REFLECT TENDERS
68	2023.01	REVISED TO REFLECT TENDERS
69	2023.03	REVISED TO REFLECT TENDERS
70	2023.05	REVISED TO REFLECT TENDERS
71	2023.07	REVISED TO REFLECT TENDERS
72	2023.09	REVISED TO REFLECT TENDERS
73	2023.11	REVISED TO REFLECT TENDERS
74	2024.01	REVISED TO REFLECT TENDERS
75	2024.03	REVISED TO REFLECT TENDERS
76	2024.05	REVISED TO REFLECT TENDERS
77	2024.07	REVISED TO REFLECT TENDERS
78	2024.09	REVISED TO REFLECT TENDERS
79	2024.11	REVISED TO REFLECT TENDERS
80	2025.01	REVISED TO REFLECT TENDERS
81	2025.03	REVISED TO REFLECT TENDERS
82	2025.05	REVISED TO REFLECT TENDERS
83	2025.07	REVISED TO REFLECT TENDERS
84	2025.09	REVISED TO REFLECT TENDERS
85	2025.11	REVISED TO REFLECT TENDERS
86	2026.01	REVISED TO REFLECT TENDERS
87	2026.03	REVISED TO REFLECT TENDERS
88	2026.05	REVISED TO REFLECT TENDERS
89	2026.07	REVISED TO REFLECT TENDERS
90	2026.09	REVISED TO REFLECT TENDERS
91	2026.11	REVISED TO REFLECT TENDERS
92	2027.01	REVISED TO REFLECT TENDERS
93	2027.03	REVISED TO REFLECT TENDERS
94	2027.05	REVISED TO REFLECT TENDERS
95	2027.07	REVISED TO REFLECT TENDERS
96	2027.09	REVISED TO REFLECT TENDERS
97	2027.11	REVISED TO REFLECT TENDERS
98	2028.01	REVISED TO REFLECT TENDERS
99	2028.03	REVISED TO REFLECT TENDERS
100	2028.05	REVISED TO REFLECT TENDERS

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 VIC 3178

SHADOW DIAGRAMS 3 PM
 TOWN PLANNING

DRAWN: DP / MB
 CHECKED: DP / MB
 PROJECT NUMBER: 1416
 DATE: JUN 14
 REVISION: C

DARYL PELCHEN
 ARCHITECT

Knox City Council
 RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

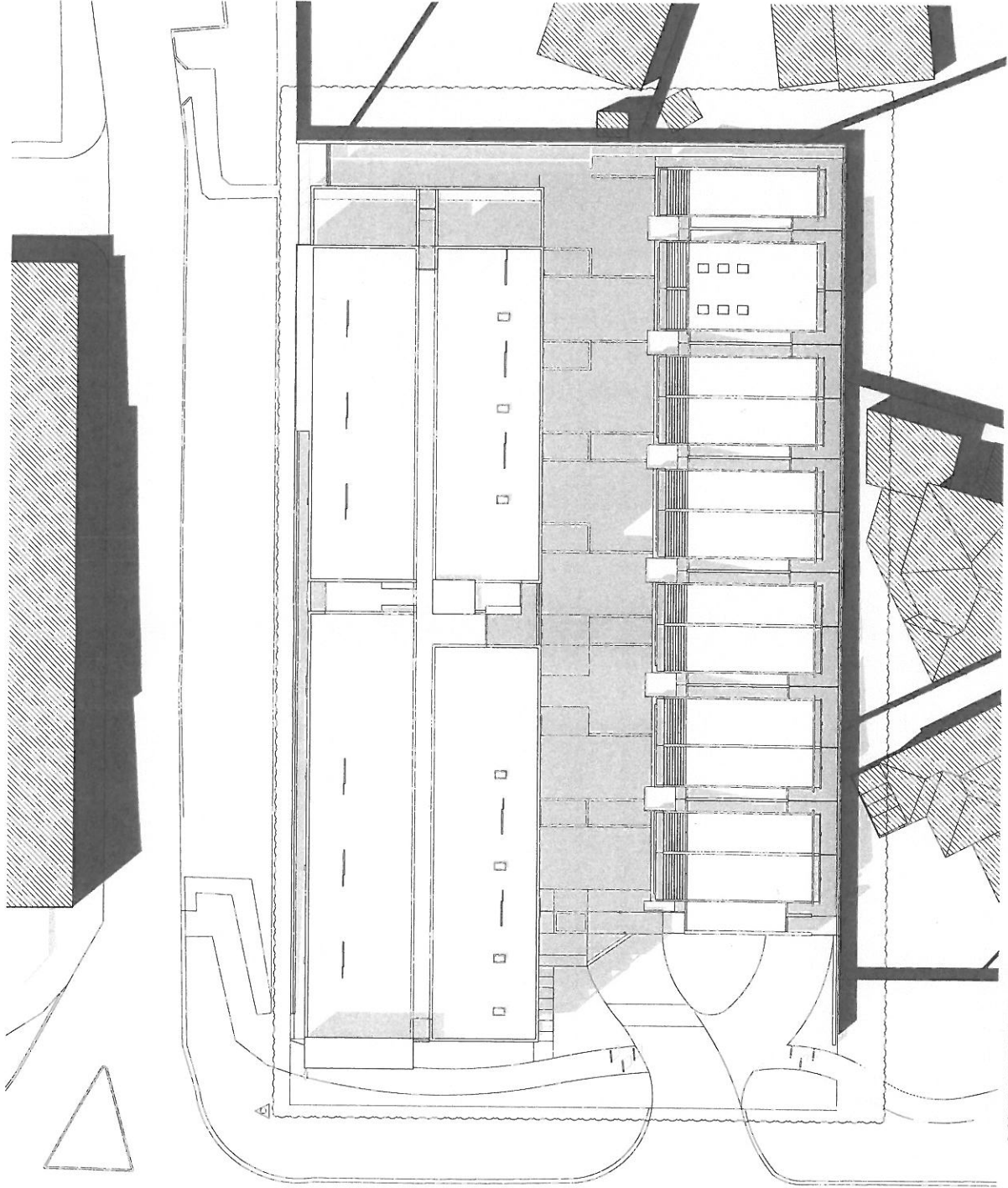
Melbourne
 65 Sturt Street
 Tel: 03 9595 5444
 Fax: 03 9595 1120
 Email: info@knox.vic.gov.au
 Website: www.knox.vic.gov.au

1103 STUD ROAD ROWVILLE APPENDIX B

21

PLAN LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

AMENDED PLANS



2:00 PM 22 SEPTEMBER



SCALE
 1:200 @ A1
 1:400 @ A0

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2015.09.15	PRELIMINARY SHADOW PLANNING	MB	MB
2	2015.10.15	PLANNING SHADOWS	MB	MB
3	2015.11.01	REVISIONS	MB	MB

PLANNING
 FOR SUBMITTAL TO
 KNOX CITY COUNCIL
 1103 STUD ROAD
 ROWVILLE VIC 3178
 15 November 2015

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE VIC 3178

SHADOW DIAGRAMS 2 PM
 TOWN PLANNING

DRAWN
 DP / MB
 CHECKED
 DP / MB

PROJECT NUMBER
 1416
 DATE
 JUN 14

TP1.10
 REVISION
 C

DARYL PELCHEN
ITECT

Architects
 1103 Stud Road
 Rowville VIC 3178
 F: 03 9594 4495
 M: 04 3980 1100
 E: daryl@itect.com.au
 www.itect.com.au

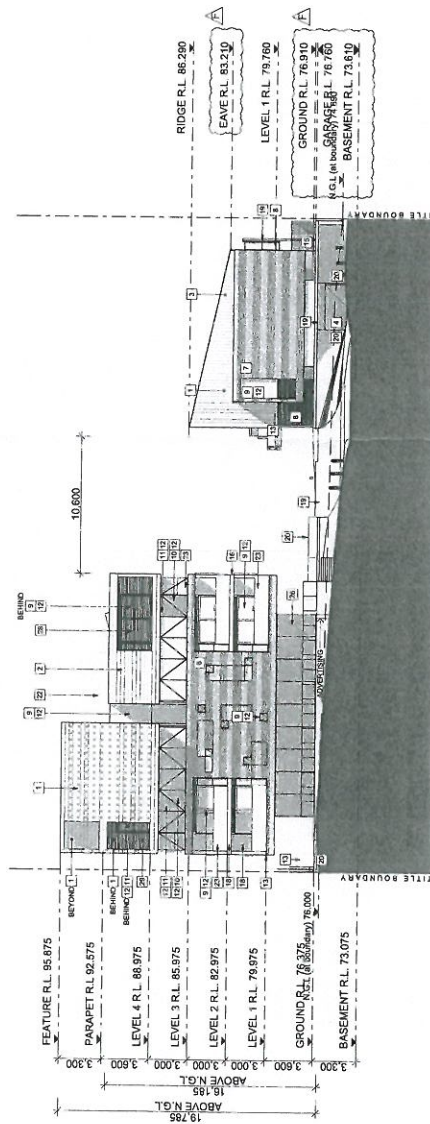
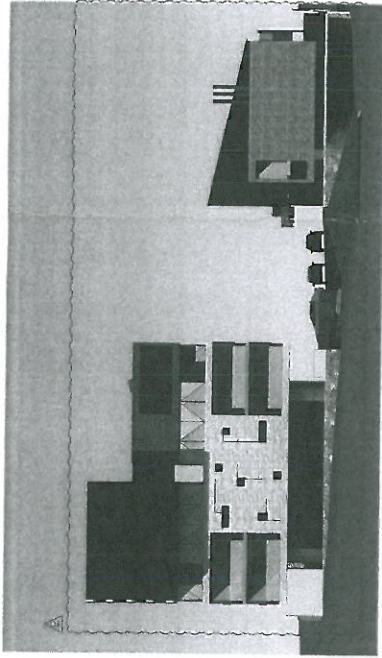
Consulting
 1103 Stud Road
 Rowville VIC 3178
 F: 03 9594 4495
 M: 04 3980 1100
 E: daryl@itect.com.au
 www.itect.com.au

Knox City Council
 RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

1103 STUD ROAD ROWVILLE APPENDIX B

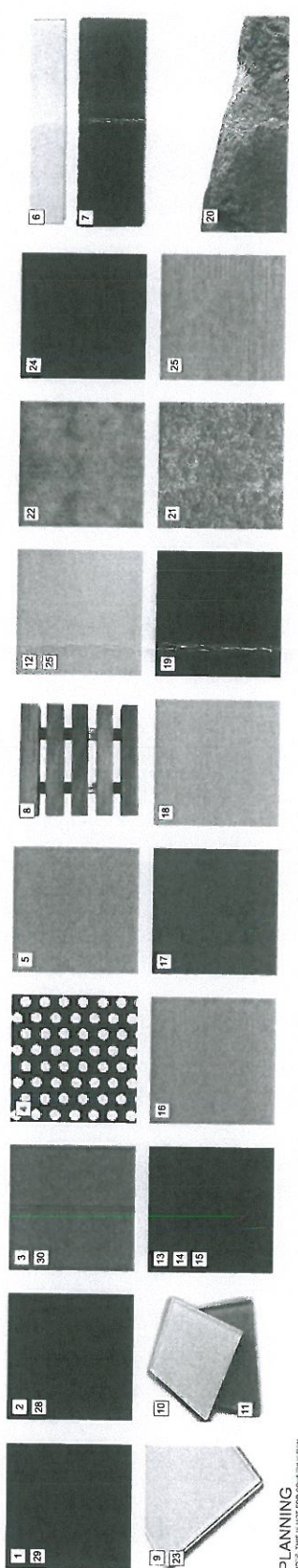
MATERIALS & FINISHES SCHEDULE

- 1 SELECTED METAL CLADDING - COLORBOND 'CELESTIAN'
- 2 SELECTED METAL CLADDING - COLORBOND 'ARIES'
- 3 SELECTED METAL CLADDING - COLORBOND 'ASTRO'
- 4 SELECTED PERFORATED METAL - COLORBOND 'CELESTIAN'
- 5 ZINCALUME STEEL ROOF SHEETING - AUSTRAL - MIRO 250 'LA PALOMA'
- 6 BRICK CLADDING - MUNDERLICH 'MCARTHUR'
- 7 BRICK CLADDING - MUNDERLICH 'MCARTHUR'
- 8 TIMBER BATTENS - NATURAL STAIN FINISH
- 9 GLAZING - CLEAR LOW-E GLASS
- 10 COLOUR BACK GLAZING - DULUX 'WHITE'
- 11 COLOUR BACK GLAZING - DULUX 'WINKOW'
- 12 ALUMINIUM DOOR + WINDOW FRAMES - NATURAL ANODISED FINISH
- 13 PAINT FINISH - PORTER'S 'MINERAL'
- 14 POWDER COAT FINISH - TO MATCH PORTER'S 'MINERAL'
- 15 TIMBER PAULING FENCE - PAINT FINISH PORTER'S 'MINERAL'
- 16 FEATURE PAINT - PORTER'S EGGSHELL 'ACRYLIC NETTLE'
- 17 FEATURE PAINT - PORTER'S EGGSHELL 'ACRYLIC ROMAN HOLIDAY'
- 18 FEATURE PAINT - PORTER'S EGGSHELL 'ACRYLIC ROMAN HOLIDAY'
- 19 PAINT FINISH - TO MATCH COLORBOND 'CELESTIAN'
- 20 CASTLEMAIN STONE
- 21 EXTERNAL PAVING - HAMMERED BULESTONE PAVER
- 22 OFF FORM CONCRETE
- 23 GLASS BALLUSTRADE
- 24 PAINT FINISH - TO MATCH COLORBOND 'ARIES'
- 25 SELECTED TIMBER CLADDING - NATURAL STAIN FINISH
- 26 ALUMINIUM WINDOW FRAMES (NATURAL ANODISED FINISH) WITH 50% CLEAR GLAZING AND 50% INSULATED COLOUR-BACK GLASS INELL PANELS.
- 27 OPERABLE LOUVRE ROOF - POWDERCOAT FINISH TO MATCH 'CELESTIAN'
- 28 FIXED HORIZONTAL BATTENS - COLORBOND 'ARIES'
- 29 FIXED HORIZONTAL BATTENS - COLORBOND 'CELESTIAN'
- 30 FIXED HORIZONTAL BATTENS - COLORBOND 'ASTRO'



MATERIALS LEGEND

SEE TP2.01 FOR DETAILS



Knox City Council
RECEIVED
14 DEC 2015

TOWN PLANNING DEPARTMENT

300 Gore Street
PO Box 100
Rowville VIC 3178
T: 03 9595 2444
F: 03 9595 1116
E: info@knox.vic.gov.au
W: www.knox.vic.gov.au

PROJECT NUMBER 1416
DATE JUN 14
REVISION F

TP2.01

DRAWN DP/MB
CHECKED DP/MB

WEST ELEVATIONS

TOWN PLANNING

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3178

SCALE
1:200 (B/A)
1:400 (B/C)

PLANNING

NO DATE REVIEW
E 28.01.15 AMENDED PLANNING ISSUE
F 14.12.15 AMENDED PLANNING ISSUE
G 24.02.16 IMPROVED PLAN

18/07/16 © 1985-2015 (and Past) Development Consultants Pty Ltd
Version: 11 February 2015

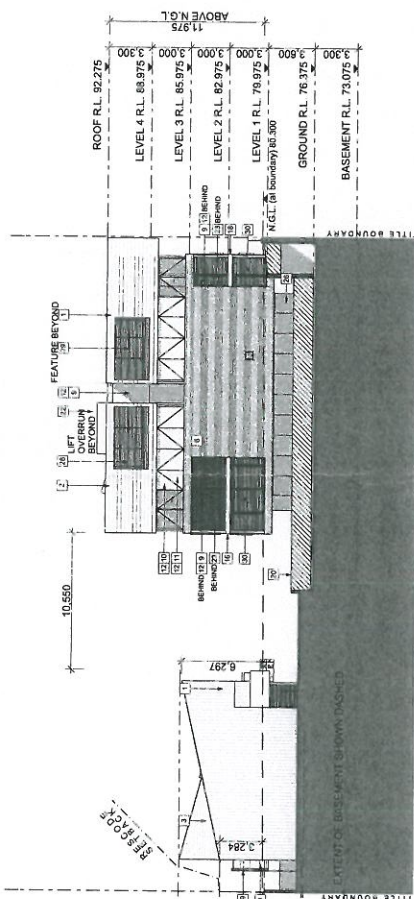
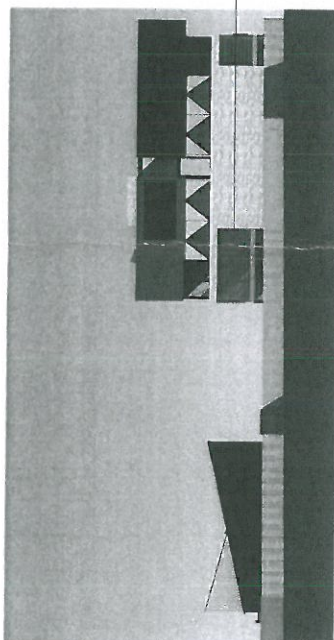
1103 STUD ROAD ROWVILLE APPENDIX B

MATERIALS & FINISHES SCHEDULE

- 1 SELECTED METAL CLADDING - COLORBOND 'CELESTIAN'
- 2 SELECTED METAL CLADDING - COLORBOND 'ARIES'
- 3 SELECTED METAL CLADDING - COLORBOND 'ASTRO'
- 4 SELECTED PERFORATED METAL - COLORBOND 'CELESTIAN'
- 5 ZINC ALUME STEEL ROOF SHEETING
- 6 BRICK CLADDING - AUSTRAL - MICRO 230 LA PALOMA
- 7 BRICK CLADDING - MUNDERLICH 'MCAURTHUR'
- 8 TIMBER BATTENS - NATURAL STAIN FINISH
- 9 GLAZING - CLEAR LOW-E GLASS
- 10 COLOUR BACK GLAZING - DULUX WHITE
- 11 COLOUR BACK GLAZING - DULUX 'WINNOK'
- 12 ALUMINIUM DOOR + WINDOW FRAMES - NATURAL ANODISED FINISH
- 13 PAINT FINISH - PORTER'S 'MINERAL'
- 14 POWDER COAT FINISH - TO MATCH PORTER'S 'MINERAL'
- 15 TIMBER PAILING FENCE - PAINT FINISH PORTER'S 'MINERAL'
- 16 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'NETTLE'
- 17 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'BLUE CONCRETE'
- 18 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'ROMAN HOLIDAYS'
- 19 PAINT FINISH - TO MATCH COLORBOND 'CELESTIAN'
- 20 CASTLEMAN STONE
- 21 EXTERNAL PAVING - HAMMERED BLUESTONE PAVER
- 22 OFF FORM CONCRETE
- 23 GLASS BALLUSTRADE
- 24 PAINT FINISH - TO MATCH COLORBOND 'ARIES'
- 25 SELECTED TIMBER CLADDING - NATURAL STAIN FINISH
- 26 ALUMINIUM WINDOW FRAMES (NATURAL ANODISED FINISH) WITH 50% CLEAR GLAZING AND 50% INSULATED COLOUR-BACK GLASS INFILL PANELS.
- 27 OPERABLE LOUVER ROOF - POWDERCOAT FINISH TO MATCH 'CELESTIAN'
- 28 FIXED HORIZONTAL BATTENS - COLORBOND 'ARIES'
- 29 FIXED HORIZONTAL BATTENS - COLORBOND 'CELESTIAN'
- 30 FIXED HORIZONTAL BATTENS - COLORBOND 'ASTRO'

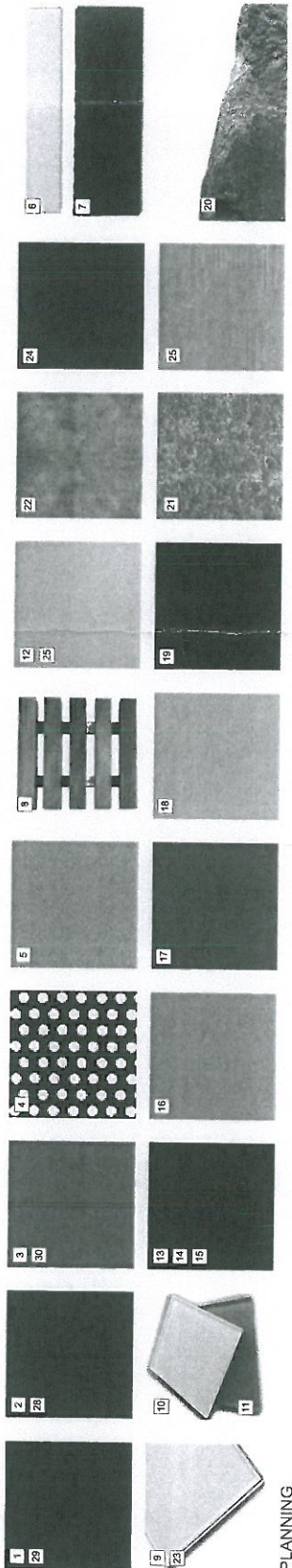
AMENDED PLANS

EAST ELEVATION WINDOW FINISHES PROVIDE VIEWS INTO THE NEIGHBOURING PROPERTIES TO HAVE EXTERNAL LOUVERES TO BE INSTALLED TO PROTECT THE VIEWS. THESE MUST BE PERMANENTLY FIRED AND NO MORE THAN 25% TRANSPARENT TO SATISFY THE REQUIREMENTS OF THE REGULATORY AUTHORITY.



MATERIALS LEGEND

SEE 1P501 FOR DETAILS



PLANNING

NO.	DATE	BY	REVISION
1	15/08/2015	...	...
2
3
4
5

SCALE
1:200 @ A1
1:400 @ A0

10m 5m 2m 1m 0.5m

STUD ROAD DEVELOPMENT

1103 STUD ROAD
ROWVILLE VIC 3176

EAST ELEVATIONS

TOWN PLANNING

DRAWN
DP / MB

PROJECT NUMBER
1416

DATE
JUN 14

REVISION
F

DARYL PELCHEN MTEC

1103 Stud Road
Rowville VIC 3176
P 03 9589 2444
F 03 9589 1137
E info@pelchenmtec.com.au
W www.pelchenmtec.com.au

Knox City Council
RECEIVED
14 DEC 2015
PLANNING DEPARTMENT

© 2015

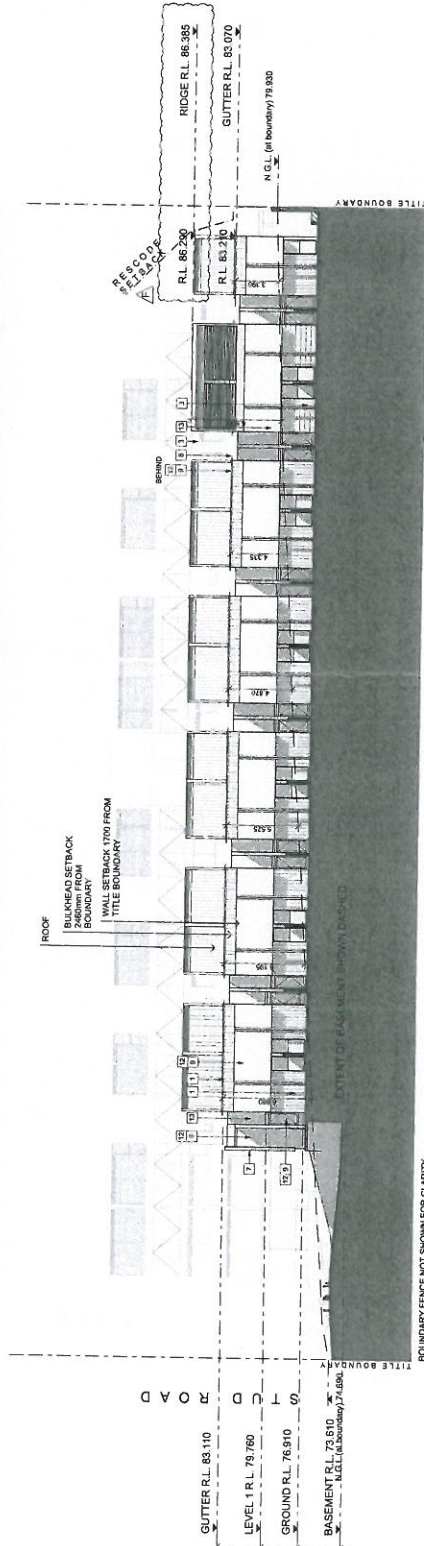
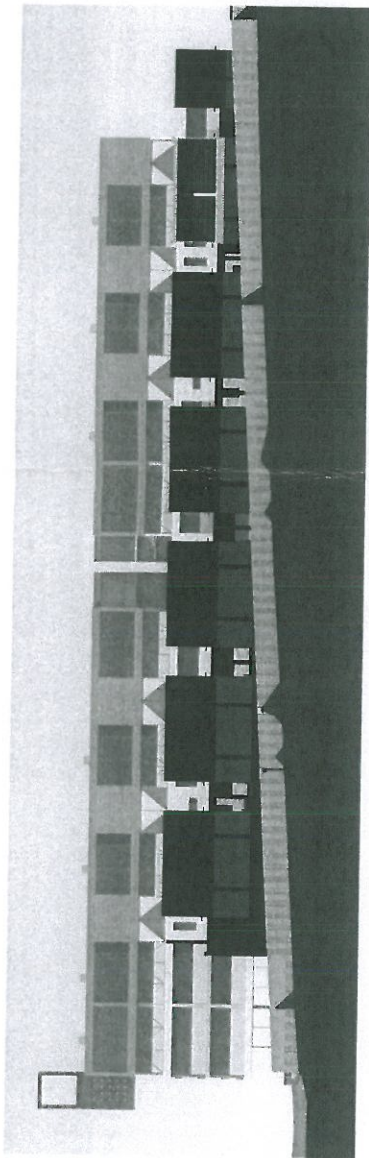
1103 STUD ROAD ROWVILLE APPENDIX B

MATERIALS & FINISHES SCHEDULE

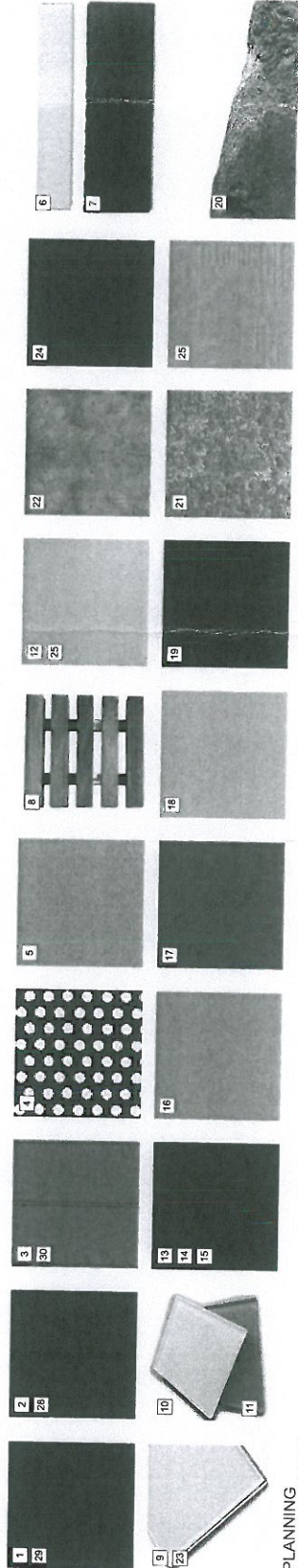
- 1 SELECTED METAL CLADDING - COLORBOND 'CELESTIAN'
- 2 SELECTED METAL CLADDING - COLORBOND 'ARIES'
- 3 SELECTED METAL CLADDING - COLORBOND 'ASTRO'
- 4 SELECTED PERFORATED METAL - COLORBOND 'CELESTIAN'
- 5 ZINCALUME STEEL ROOF SHEETING
- 6 BRICK CLADDING - AUSTRAL - MFC 290 'LA PALOMA'
- 7 BRICK CLADDING - MUNDERLICH 'MCARTHUR'
- 8 TIMBER BATTENS - NATURAL STAIN FINISH
- 9 GLAZING - CLEAR LOW-E GLASS
- 10 COLOUR BACK GLAZING - DULUX 'WHITE'
- 11 COLOUR BACK GLAZING - DULUX 'WINNOY'
- 12 ALUMINIUM DOOR + WINDOW FRAMES - NATURAL ANODISED FINISH
- 13 PAINT FINISH - PORTER'S 'MINERAL'
- 14 POWDER COAT FINISH - TO MATCH PORTER'S 'MINERAL'
- 15 TIMBER PAULING FENCE - PAINT FINISH PORTER'S 'MINERAL'
- 16 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'NETTLE'
- 17 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'BLUE CONCRETE'
- 18 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'ROMAN HOLIDAY'
- 19 PAINT FINISH - TO MATCH COLORBOND 'CELESTIAN'
- 20 CASTLEMAIN STONE
- 21 EXTERNAL PAVING - HAMMERED BLUESTONE PAVER
- 22 OFF FORM CONCRETE
- 23 GLASS BALLUSTRADE
- 24 PAINT FINISH - TO MATCH COLORBOND 'ARIES'
- 25 SELECTED TIMBER CLADDING - NATURAL STAIN FINISH
- 26 ALUMINIUM WINDOW FRAMES (NATURAL ANODISED FINISH) WITH 50% CLEAR GLAZING AND 50% INSULATED COLOUR-BLOCK GLASS INFILL PANELS
- 27 OPERABLE LOUVRE ROOF POWDERCOAT FINISH TO MATCH 'CELESTIAN' COLORBOND 'ARIES'
- 28 FIXED HORIZONTAL BATTENS - COLORBOND 'ARIES'
- 29 FIXED HORIZONTAL BATTENS - COLORBOND 'CELESTIAN'
- 30 FIXED HORIZONTAL BATTENS - COLORBOND 'ASTRO'

AMENDED PLANS

26



MATERIALS LEGEND
SEE TP5/01 FOR DETAILS



PLANNING

DATE	DESCRIPTION
12/05/2014	ISSUED FOR COMMENT
13/05/2014	ISSUED FOR COMMENT
14/05/2014	ISSUED FOR COMMENT
15/05/2014	ISSUED FOR COMMENT
16/05/2014	ISSUED FOR COMMENT
17/05/2014	ISSUED FOR COMMENT
18/05/2014	ISSUED FOR COMMENT
19/05/2014	ISSUED FOR COMMENT
20/05/2014	ISSUED FOR COMMENT
21/05/2014	ISSUED FOR COMMENT
22/05/2014	ISSUED FOR COMMENT
23/05/2014	ISSUED FOR COMMENT
24/05/2014	ISSUED FOR COMMENT
25/05/2014	ISSUED FOR COMMENT
26/05/2014	ISSUED FOR COMMENT
27/05/2014	ISSUED FOR COMMENT
28/05/2014	ISSUED FOR COMMENT
29/05/2014	ISSUED FOR COMMENT
30/05/2014	ISSUED FOR COMMENT

SCALE	1:200 @ A1
SCALE	1:500 @ A0
SCALE	1:1000 @ A0
SCALE	1:2000 @ A0
SCALE	1:5000 @ A0
SCALE	1:10000 @ A0



STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3176

SOUTH ELEVATIONS
TOWN PLANNING

DRAWN
DP / MB
CHECKED
DP / MB

PROJECT NUMBER
1416
DATE
JUN 14
REVISION
TP2.04

Knox City Council
RECEIVED
14 DEC 2015

DARYL PELCHER
ITECT

PLANNING DEPARTMENT
Municipal Offices
100 Sturt Street
Melbourne VIC 3048
T 03 9594 4444
F 03 9594 1188
W darylpelcher.com.au
© 2005

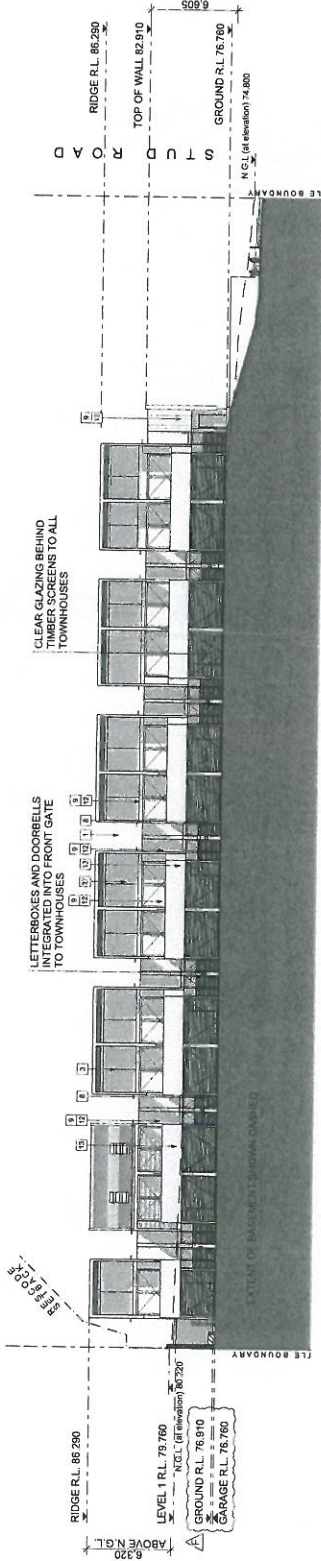
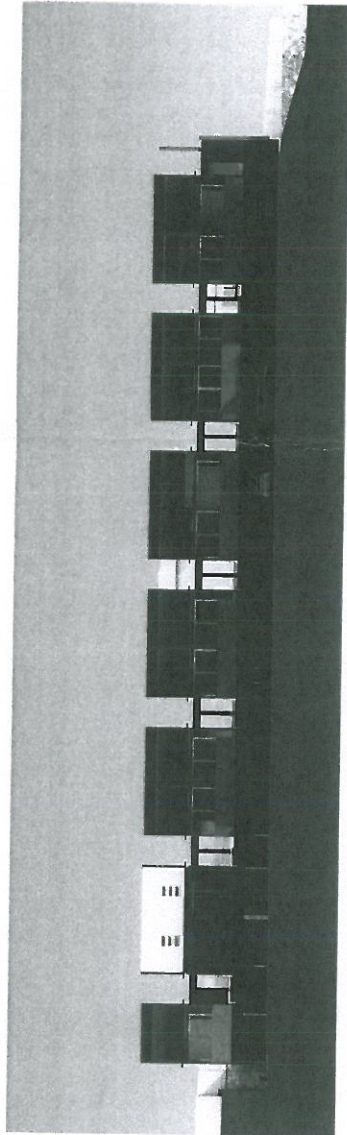
1103 STUD ROAD ROWVILLE APPENDIX B

AMENDED PLANS

27

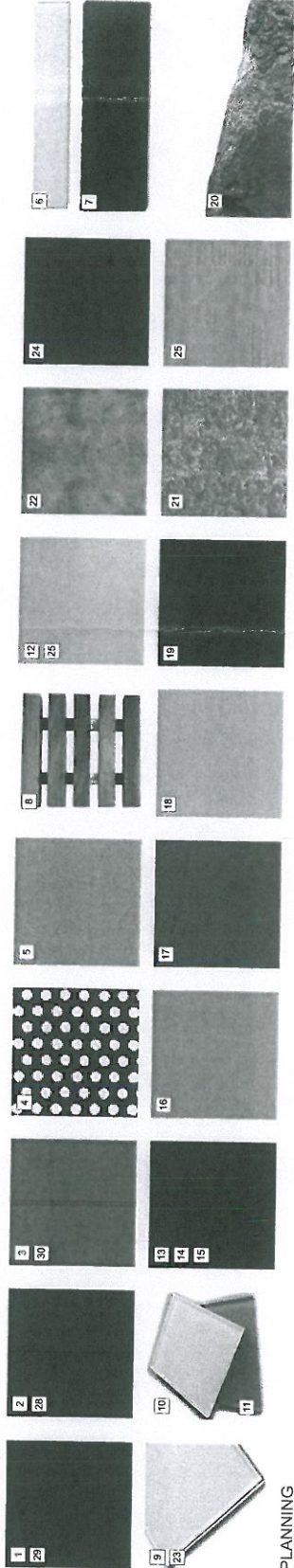
MATERIALS & FINISHES SCHEDULE

- 1 SELECTED METAL CLADDING - COLORBOND CELESTIAN
- 2 SELECTED METAL CLADDING - COLORBOND 'ARIES'
- 3 SELECTED METAL CLADDING - COLORBOND 'ASTRO'
- 4 SELECTED PERFORATED METAL - COLORBOND CELESTIAN
- 5 ZINC ALUME STEEL ROOF SHEETING
- 6 BRICK CLADDING - AUSTRAL - MIRO 200 'LA PALOMA'
- 7 BRICK CLADDING - WUNDERLICH 'MCARTHUR'
- 8 TIMBER BATTENS - NATURAL STAIN FINISH
- 9 GLAZING - CLEAR LOW-E GLASS
- 10 COLOUR BACK GLAZING - DULUX 'WHITE'
- 11 COLOUR BACK GLAZING - DULUX 'WINDY'
- 12 ALUMINIUM DOOR + WINDOW FRAMES - NATURAL ANODISED FINISH
- 13 PAINT FINISH - PORTER'S MINERAL
- 14 POWDER COAT FINISH - TO MATCH PORTER'S 'MINERAL'
- 15 TIMBER PAINTING FENCE - PAINT FINISH PORTER'S 'MINERAL'
- 16 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'NETTLE'
- 17 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'BLUE CONCRETE'
- 18 FEATURE PAINT - PORTER'S EGGSHELL ACRYLIC 'ROMAN HOLIDAY'
- 19 PAINT FINISH - TO MATCH COLORBOND CELESTIAN
- 20 CASTLEMAN STONE
- 21 EXTERNAL PAVING - HANMERED BLENDED PAVEMENT
- 22 OFF FORM CONCRETE
- 23 GLASS BALLUSTRADE
- 24 PAINT FINISH - TO MATCH COLORBOND 'ARIES'
- 25 SELECTED TIMBER CLADDING - NATURAL STAIN FINISH
- 26 ALUMINIUM WINDOW FRAMES (NATURAL ANODISED FINISH) WITH CLEAR GLAZING AND 50% INSULATED COLOUR BACK GLASS INFILL PANELS
- 27 OPERABLE LOUVER ROOF - POWDERCOAT FINISH TO MATCH 'CELESTIAN' COLORBOND 'ARIES'
- 28 FIXED HORIZONTAL BATTENS - COLORBOND 'ARIES'
- 29 FIXED HORIZONTAL BATTENS - COLORBOND CELESTIAN
- 30 FIXED HORIZONTAL BATTENS - COLORBOND 'ASTRO'



MATERIALS LEGEND

SEE TP501 FOR DETAILS



Knox City Council
RECEIVED
14 DEC 2015

DRAFTING DEPARTMENT
POLCHEN
ITECT

1103 STUD ROAD
ROWVILLE VIC 3178
P 03 9207 3444
F 03 9206 1188
W www.polchen.com.au
V design@polchen.com.au

PROJECT NUMBER
1416

DATE
JUN 14

REGION
F

TP2.05

DRAWN
DP / MB

CHECKED
DP / MB

INTERNAL NORTH ELEVATIONS

TOWN PLANNING

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3178

SCALE
1:2000 A1
1:1000 B0

PLANNING

REV. DATE. BY. REASON

A. 2008.11. AMENDED PLANNING SCALE

B. 2008.11. AMENDED PLANNING SCALE

C. 2008.11. AMENDED PLANNING SCALE

D. 2008.11. AMENDED PLANNING SCALE

1/28/2008

© 1998 - 2015 Knox City Council. All Rights Reserved.

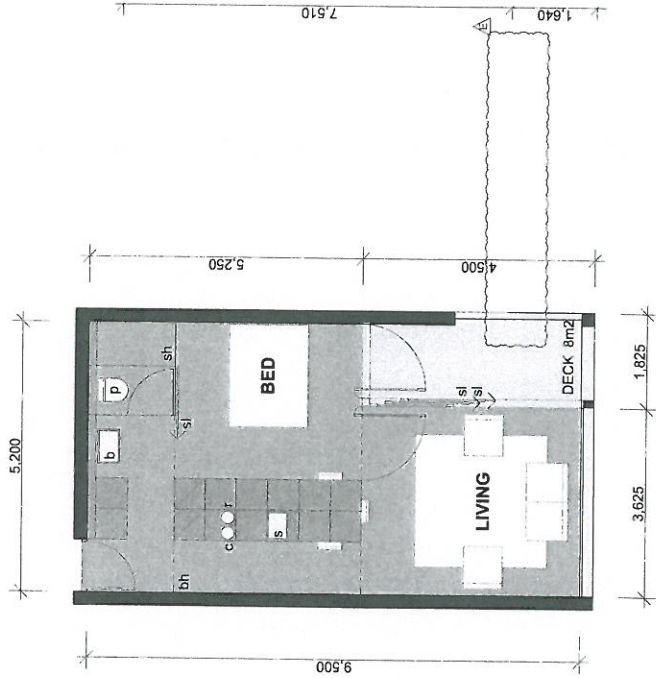
1103 STUD ROAD ROWVILLE APPENDIX B

LEGEND

- bc AIR CONDITIONER
- b BASIN
- br BROOM CUPBOARD
- bh BULKHEAD
- cl CLOSET
- cp CONTAINER
- df DRYER
- dw DISHWASHER
- hws HOT WATER SYSTEM SOLAR
- lb LETTER BOX
- ll LINEN CUPBOARD
- lv LINEN CUPBOARD
- o OVEN
- pa PANTRY
- pd PANEL/DOOR
- r ROBE
- rb REFRIGERATOR
- re REFRIGERATOR
- rg ROOF GLAZING
- rh RAIN HEAD
- rw RAIN WATER TANK
- s SINK
- sh SHOWER
- sl SLIDING WINDOW / DOOR
- sp SOLAR PANEL
- t TROUGH
- l LAUNDRY
- wd WASHING MACHINE
- wm WASHING MACHINE

NOTE: ALL APARTMENT AIR CONDITIONER CONDENSOR UNITS AT ROOF LEVEL.

AMENDED PLANS



STUDIO APARTMENT - OPTION 1
49 SQM TOTAL + DECK

Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

DARYL PELCHEN
MEET

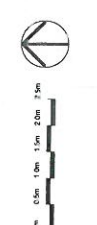
1103 Stud Road
Rowville VIC 3178
Tel: 03 9584 1137
Fax: 03 9584 1138
www.knocitycouncil.vic.gov.au

PROJECT NUMBER
1416
DATE
JUN 14

DRAWN
DP/MB
CHECKED
DP/MB

TYPICAL STUDIO APARTMENT
TOWN PLANNING

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3178



PLANNING

REV.	DATE	BY	DESCRIPTION
1	2011.12	...	...
2	2012.01	...	...
3	2012.02	...	...
4	2012.03	...	...
5	2012.04	...	...
6	2012.05	...	...
7	2012.06	...	...
8	2012.07	...	...
9	2012.08	...	...
10	2012.09	...	...
11	2012.10	...	...
12	2012.11	...	...
13	2012.12	...	...
14	2013.01	...	...
15	2013.02	...	...
16	2013.03	...	...
17	2013.04	...	...
18	2013.05	...	...
19	2013.06	...	...
20	2013.07	...	...
21	2013.08	...	...
22	2013.09	...	...
23	2013.10	...	...
24	2013.11	...	...
25	2013.12	...	...

Scale: 1:500 (A1), 1:1000 (A0)

Author: 18 November 2015

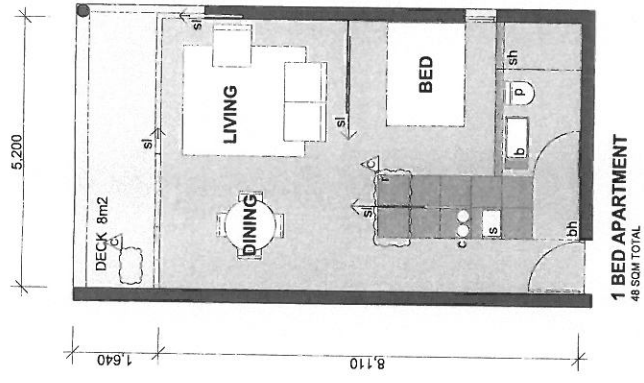
1103 STUD ROAD ROWVILLE APPENDIX B

LEGEND

- ac AIR CONDITIONER
- b BASIN
- br BROOM CUPBOARD
- brh BULKHEAD
- ca CANTY TOP
- dp DRYER
- dw DISH-WASHER
- hws HOT WATER SYSTEM SOLAR
- lb LETTER BOX
- lv LINEN CUPBOARD
- ov OVEN
- pa PANTRY
- pd PANEL/LIFT DOOR
- r ROBE
- re REFRIGERATOR
- rg ROOF GLAZING
- rwh RAIN WATER HEAD
- rw RAIN WATER TANK
- s SINK
- sh SHOWER
- sl SLIDING WINDOW / DOOR
- sp SOLAR PANEL
- t TROUGH
- wb WASTE BIN
- wm WASHING MACHINE

NOTE: ALL APARTMENT AIR CONDITIONING CONDENSOR UNITS AT ROOF LEVEL

AMENDED PLANS



Knox City Council
RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

DARYL PELCHEN
 MBEI

PROJECT NUMBER
1416
DATE
JUN 14

REVISION
C

TP1.13

DRAWN
DP/MB
CHECKED
DP/MB

TYPICAL 1 BED APARTMENT
TOWN PLANNING

STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3178



PLANNING

NOTE: THIS IS NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	SCALE
1	2011/12	ISSUED FOR CONSULTATION	MB	1:500/A1
2	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
3	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
4	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
5	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
6	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
7	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
8	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
9	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
10	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
11	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
12	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
13	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
14	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
15	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
16	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
17	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
18	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
19	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
20	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
21	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
22	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
23	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
24	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
25	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
26	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
27	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
28	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
29	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3
30	2011/12	ISSUED FOR CONSULTATION	MB	1:1000/A3

1103 STUD ROAD ROWVILLE APPENDIX B

LEGEND

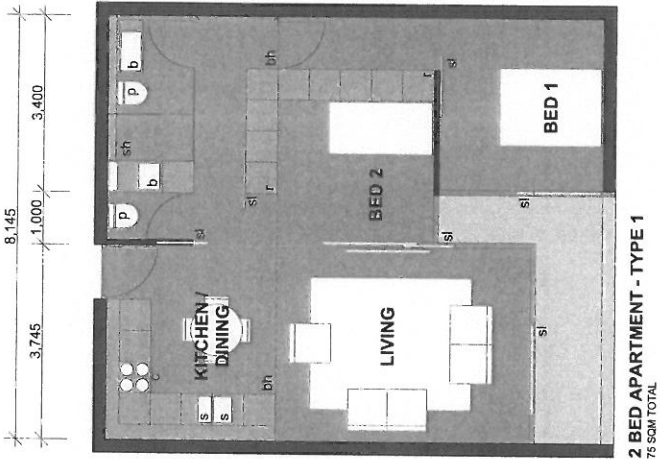
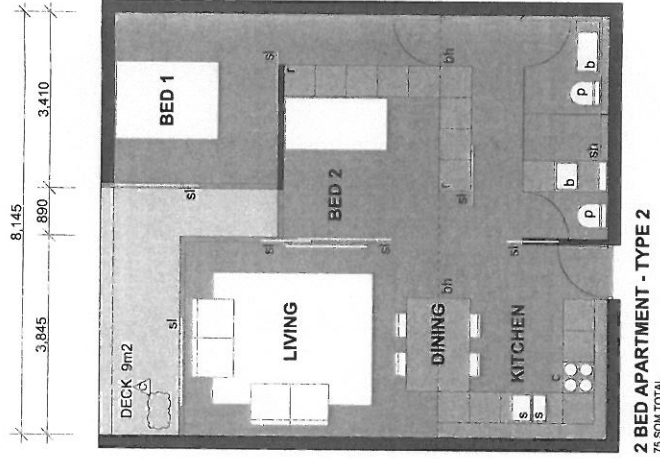
- bc AIR CONDITIONER
- b BASIN
- br BROOM CUPBOARD
- bn BULKHEAD
- sp COATING TOP
- dr DOWNPIPE
- dw DRYER
- hw DISHWASHER
- hw HOT WATER SYSTEM SOLAR
- lb LETTER BOX
- ll LINEN CUPBOARD
- lv LINEN VAN
- pa PANTRY
- pd PANELLIFT DOOR
- r ROBE
- re RECYCLE BIN
- rf REFRIGERATOR
- rg ROOF GLAZING
- rh RAIN HEAD
- cmk RAIN WATER TANK
- s SINK
- sh SHOWER
- sl SLIDING WINDOW / DOOR
- sp SOLAR PANEL
- t TROUGH
- wg WASTE BIN
- wm WASHING MACHINE

NOTE ALL APARTMENT AIR CONDITION CONDENSOR UNITS AT ROOF LEVEL

AMENDED PLANS

Knox City Council
RECEIVED
 04 DEC 2015
 PLANNING DEPARTMENT

DARYL PELCHEN
MBCT



PROJECT NUMBER: 1416
 DATE: JUN 14
 DRAWN: DP / MB
 CHECKED: DP / MB
 TP1.14
 REVISION C

TYPICAL 2 BED APARTMENTS
 TOWN PLANNING



STUD ROAD DEVELOPMENT
 1103 STUD ROAD
 ROWVILLE
 VIC 3176

PLANNING
 PREPARED BY: DARYL PELCHEN
 DATE: 15/08/14
 SCALE: 1:500 (A1)
 1:1000 (A0)

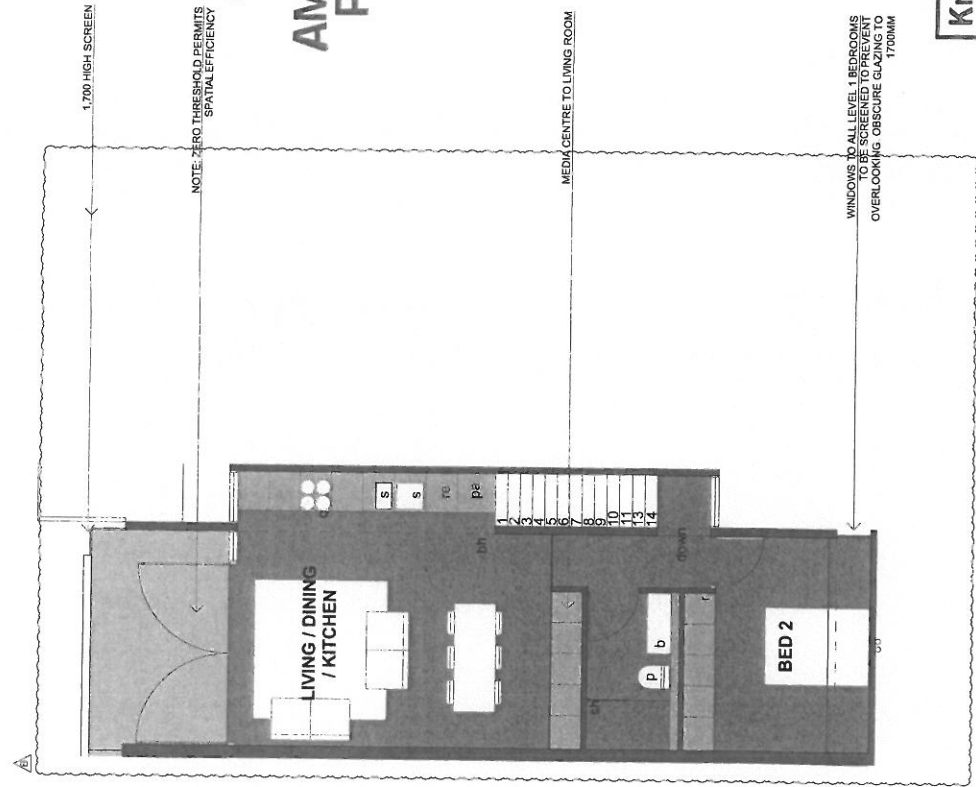
1103 STUD ROAD ROWVILLE APPENDIX B

LEGEND

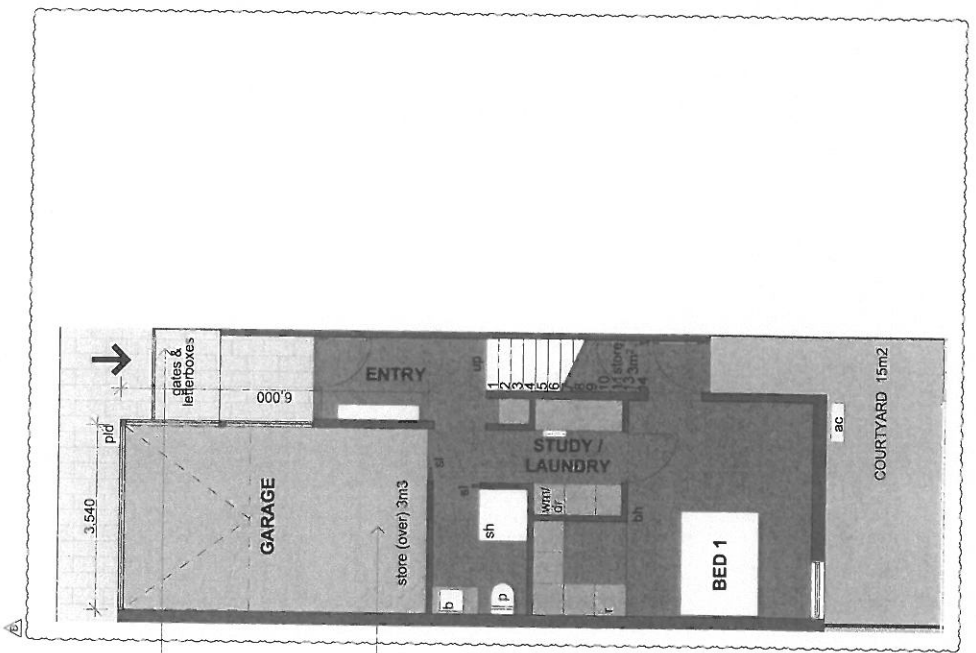
- ac AIR CONDITIONER
- b BASIN
- br BROOM CUPBOARD
- bh BULKHEAD
- ct COOKING TOP
- cp DOWN PIPE
- dw DISHWASHER
- hws HOT WATER SYSTEM SOLAR
- lb LETTER BOX
- ll LINEN CUPBOARD
- ov OVEN
- p PAN
- pa PANTRY
- pl PANEL LEFT DOOR
- pr PANEL RIGHT DOOR
- rb ROBE
- re RECYCLE BIN
- rf REFRIGERATOR
- rg ROOF GLAZING
- rw RAIN WATER HEAD
- tt TROUGH
- sh SHOWER
- sl SLIDING WINDOW / DOOR
- sp SOLAR PANEL
- t TROUGH
- wb WASTE BIN
- wm WASHING MACHINE

NOTE: ALL APARTMENT AIR CONDITIONER CONDENSOR UNITS AT ROOF LEVEL

AMENDED PLANS



TOWNHOUSE - TYPE 1
LEVEL 1 FLOOR PLAN



TOWNHOUSE - TYPE 1
GROUND FLOOR PLAN
135 SQM TOTAL

Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

DARYL PELCHEN
ITEC

PROJECT NUMBER
1416
DATE
JUN 14

TP1.15
REVISION
B

DRAWN
DP / MB
CHECKED
DP / MB

TYPICAL TOWNHOUSES
TOWN PLANNING



STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3176

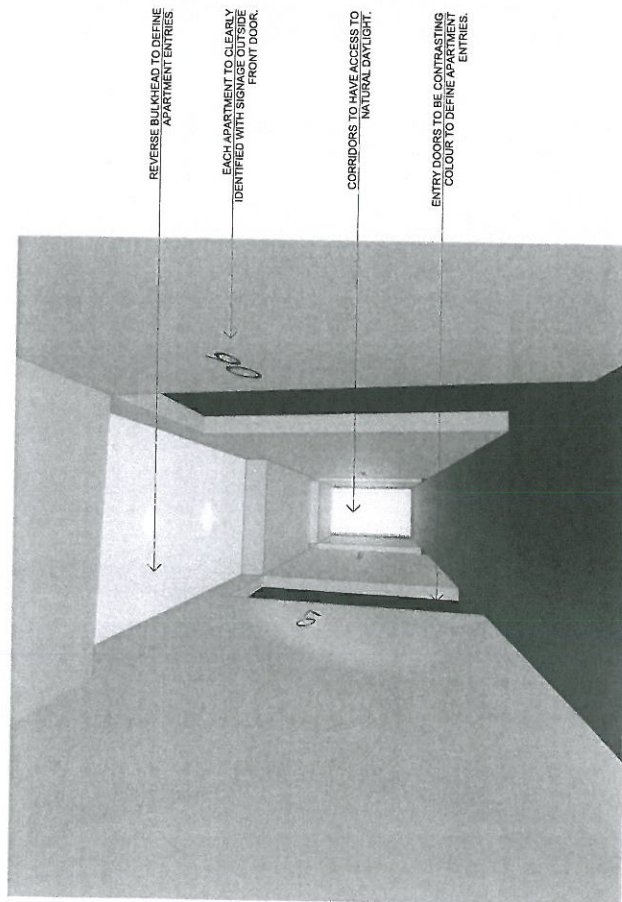
SCALE
1:500B1
1:1000B1

PLANNING
DATE: 04/05/15
DRAWN: DP/MB
CHECKED: DP/MB
DATE: 04/05/15
SCALE: 1:500B1
1:1000B1
PROJECT: 1416
DATE: JUN 14
REVISION: B

1103 Stud Road Development 04/05/15
1103 Stud Road Development 04/05/15
1103 Stud Road Development 04/05/15

1103 Stud Road
Rowville
VIC 3176
F: 03 9528 4444
E: daryl@itec.com.au
T: 03 9528 1120
F: 03 9528 1120
© 2015

AMENDED
PLANS



3D PERSPECTIVE
TYPICAL DEFINED APARTMENT ENTRIES

PLANNING
NOTE: THIS IS NOT FOR CONSTRUCTION
DATE: 13/11/14
DRAWN BY: DP/MB
CHECKED BY: DP/MB
DATE: 13/11/14
PROJECT NUMBER: 1416
DATE: JUN 14
REVISION: TP1.17

SCALE: NTS
PROJECT NUMBER: 1416
DATE: JUN 14
REVISION: TP1.17

STUD ROAD DEVELOPMENT
STUD ROAD
ROWVILLE
VIC 3178

TYPICAL CORRIDOR APARTMENT
TOWN PLANNING
DRAWN: DP/MB
CHECKED: DP/MB

PROJECT NUMBER: 1416
DATE: JUN 14

REVISION: TP1.17

Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

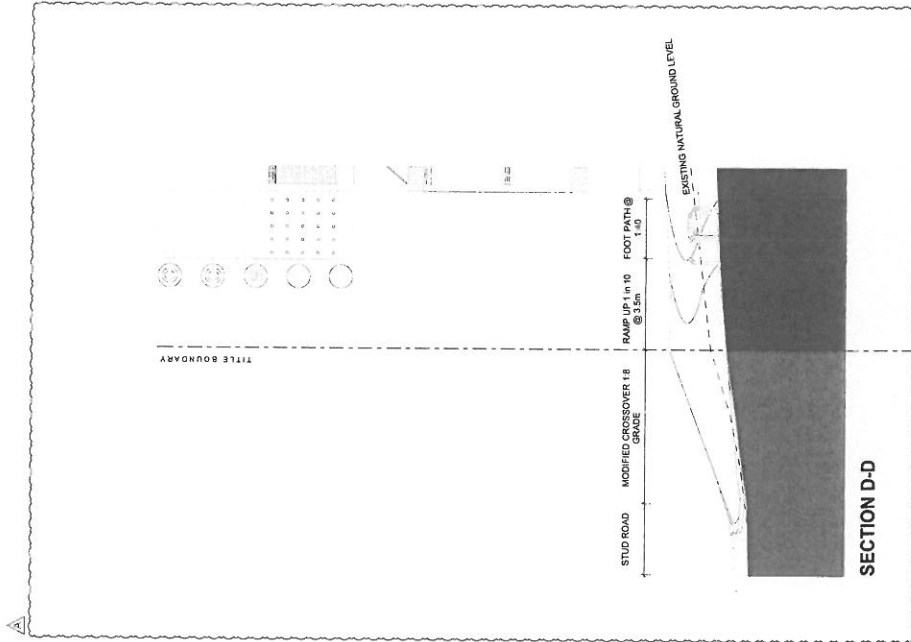
DARYL
PELCHER
ITBC

1103 Stud Road
Rowville
VIC 3178
Tel: 03 9584 1100
Fax: 03 9584 1108
Email: info@knox.vic.gov.au
Website: www.knox.vic.gov.au

1103 STUD ROAD ROWVILLE APPENDIX B

35

AMENDED
PLANS



Knox City Council
RECEIVED
04 DEC 2015
PLANNING DEPARTMENT

DARYL PELCHER
ITECT
Melbourne
Museum VIC 3114
P 03 9592 4400
W daryl@darypechertechnology.com.au
© 2008

PROJECT NUMBER
1416
DATE
JUN 14

DRAWN
DP / MB
CHECKED
DP / MB

SECTIONS D-D
TOWN PLANNING

STUD ROAD DEVELOPMENT
1103 STUD ROAD
ROWVILLE
VIC 3178

PLANNING
NOTES: THIS IS NOT FOR CONSTRUCTION
REV. DATE REVISION
DATE AMENDED DRAWING ISSUE
DATE
SCALE
01/15 - Stud Road Development - GDA, 1:100 (Sheet 11) TP 1416
3/4/15