OLSSON

ARCHITECTURE I URBAN PROJECTS

Tomola Site, Melrose Park

5 April 2024

PLANNING PROPOSAL

Urban Design and Landscape Report

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Title	Planning Proposal
Subject	Tomola Site, Melrose Park
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The Melrose Park Draft Masterplan encompasses the North Precinct and the South Precinct of Melrose Park. The draft Planning Proposal for Melrose Park is for the North Precinct which is north of Hope Street. This Planning Proposal is for the Tomola Site on the corner of Hope Street and Hughes Avenue and forms an entry to the Melrose Park North Precinct.

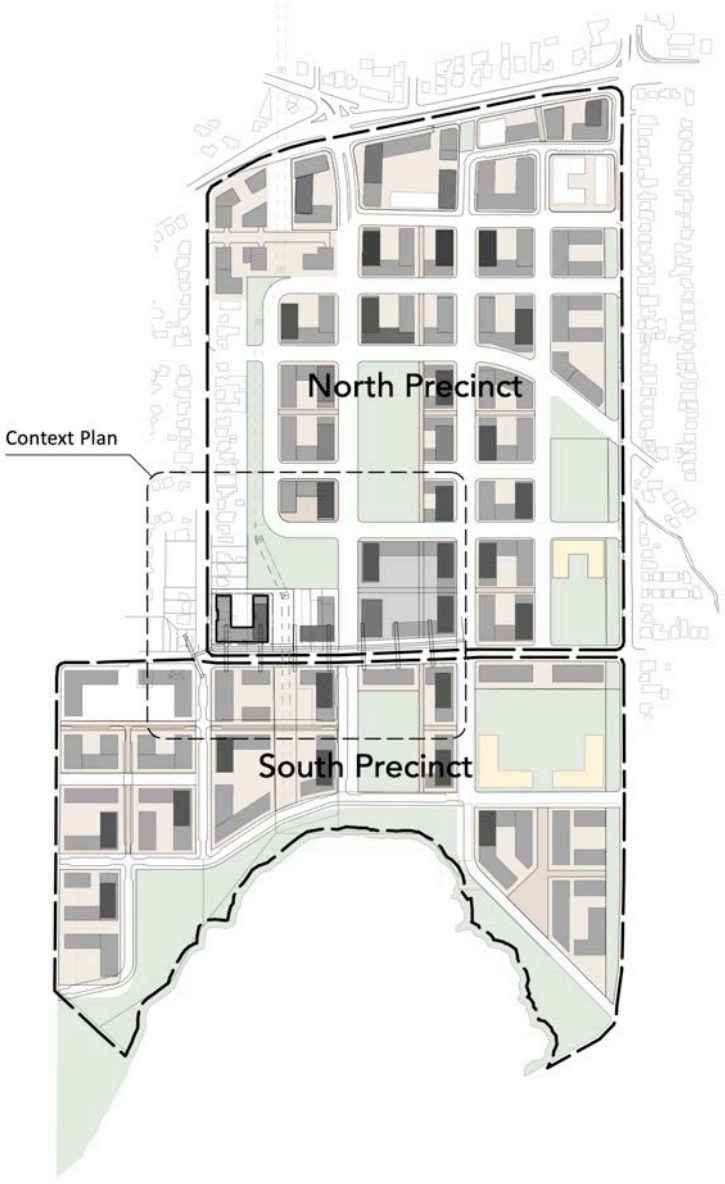


Fig. 1: Draft Melrose Park Masterplan

The Urban Design and Landscape design principles for the Tomola site complement the urban and landscape design principles of the Draft Planning Proposal for Melrose Park and the Draft Development Control Plan by the City of Parramatta. These design principles underpin the Urban and Landscape Design of this proposal.

The planning context for the Tomola site

The Melrose Park North Precinct is a residential and mixed use precinct that is transitioning from what were previously industrial and manufacturing lands. The proposed Melrose Park Masterplan is supported by a proposed Light Rail line, a retail and commercial town centre block, extensive parklands and two schools.

The Tomola site is located adjacent to the south-western corner of the Melrose Park North Precinct. It is located on the proposed Light Rail line and is in close proximity to the Melrose Park Town Centre retail and commercial mixed use block. The site is immediately south of the Western Parklands in the Melrose Park Masterplan. A mixed use proposal on the Tomola Site is appropriate to this key location which is well served by public transport, a retail and commercial centre and parklands. In comparison to the existing buildings on the site, the proposal enhances the public domain by addressing the corner of Hope Street and Hughes Avenue with an active ground floor and awning and creates an appropriately scaled built form at the entrance to the Melrose Park North Precinct.

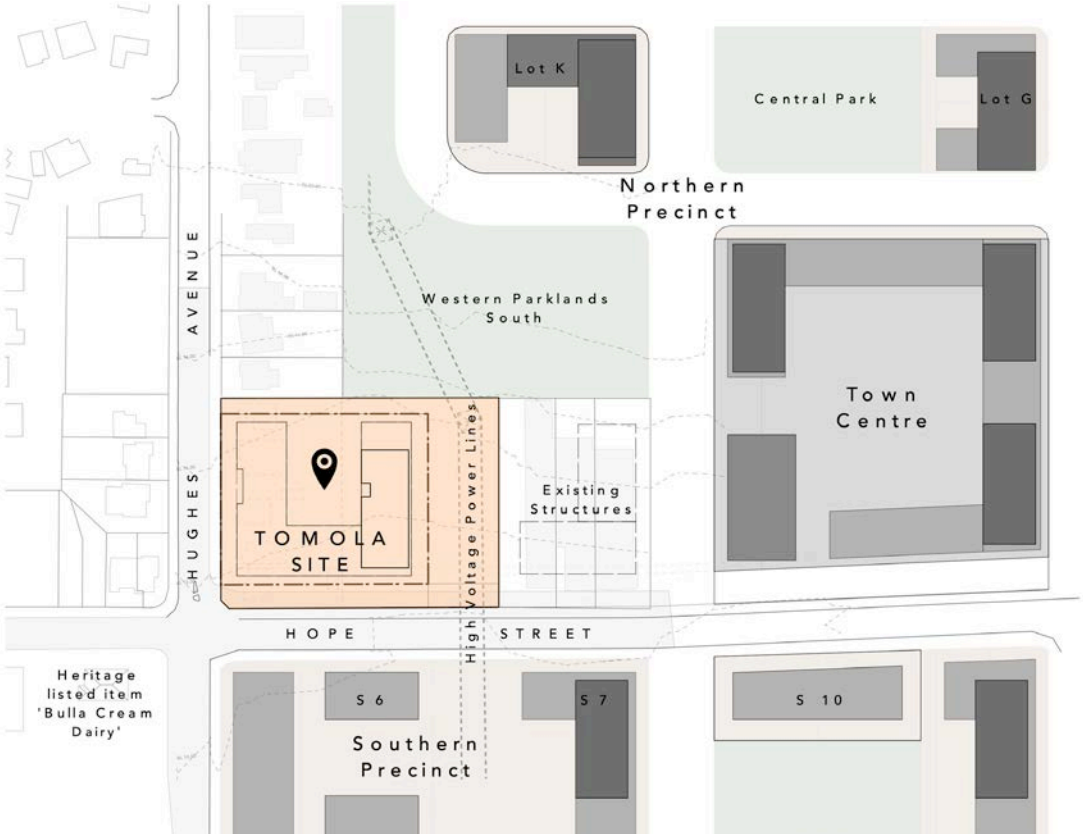


Fig. 2: Site Context Plan

A number of substantial constraints impact the potential location of built form on the site. Approximately one-third of the site cannot be built upon due to the high voltage power lines and the 18m required setback from the lines. The Light Rail Line requires a setback of 9m for the Light Rail Line plus an additional 3m to the building alignment. A proposed 6m setback from the Hughes Avenue front boundary aligns the proposal with the existing houses in Hughes Avenue.

These substantial setbacks restrict the building footprint to a relatively small area of the site and consequently a range of building heights are required to resolve the built form in relation to the surrounding proposed built form.

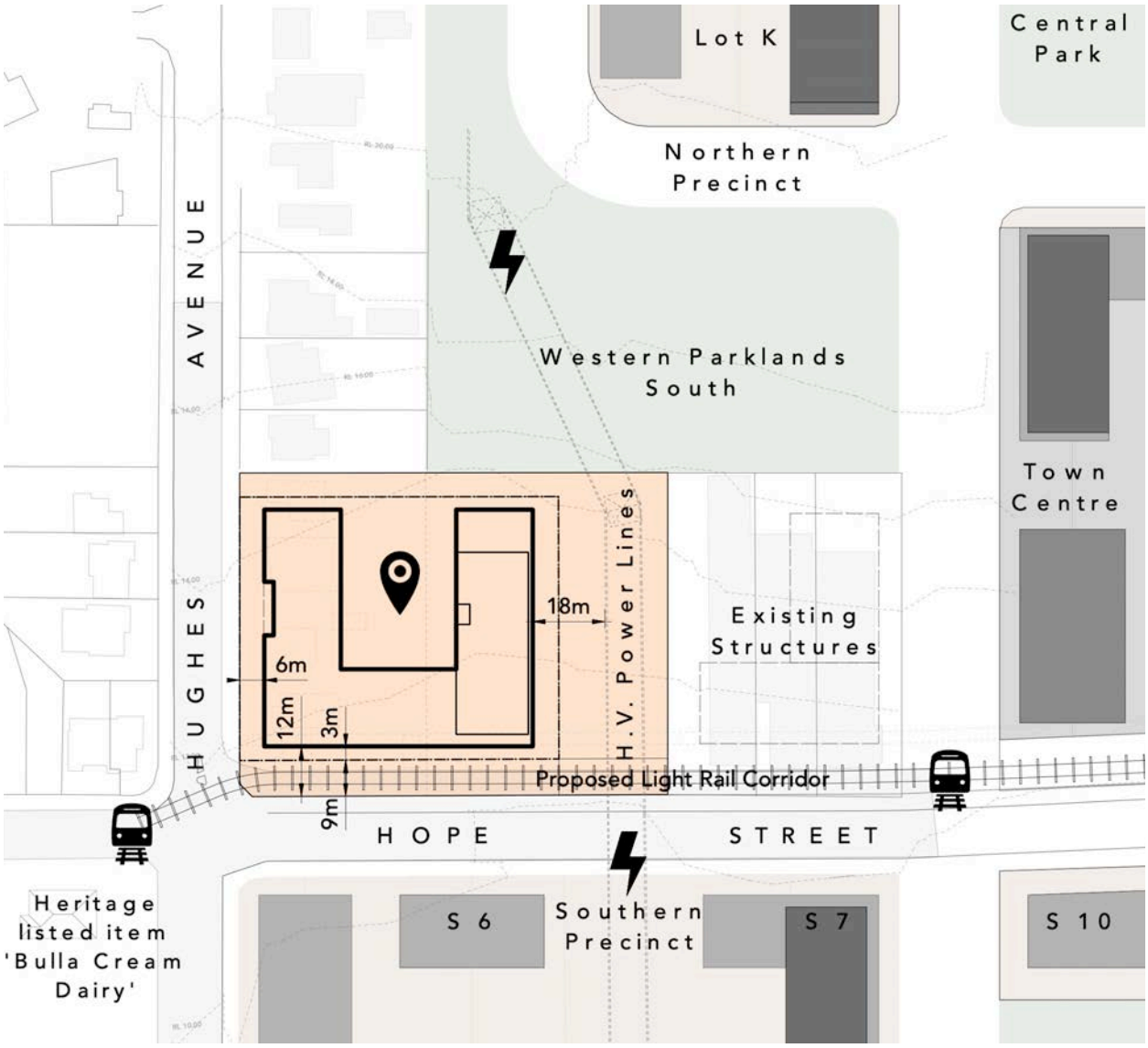


Fig. 3: Site Constraints

A local heritage item, the 'Bulla Cream Factory' is located to the south-west of the site.

A 9m building setback from the neighbouring house in Hughes Avenue is provided to create a transition of scale from the proposed 5 storey building and the existing house. A potential Through Site Link is shown in this setback, which is proposed to be a dedicated public path approximately 5m wide. This public path potentially links Hughes Avenue to the western entry of the Town Centre retail arcade.

Similarly a potential north-south Through Site Link will provide a vital pedestrian connection between the Western Parklands and a Hope Street Light Rail Stop and Town Centre retail shops.

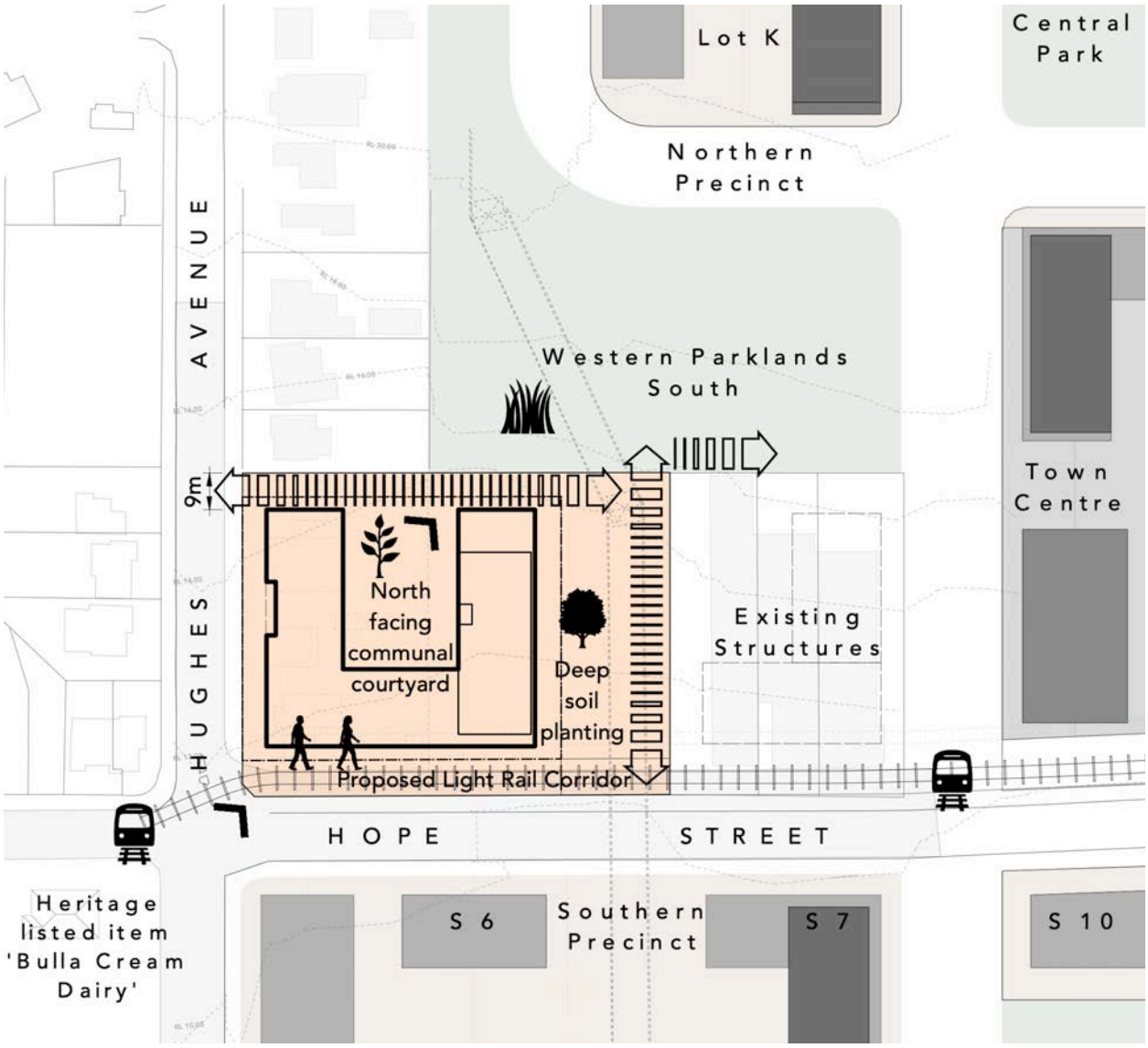


Fig. 4: Site Opportunities

The north-south and east-west pedestrian links on the Tomola Site are able to be connected to a Western Parklands pedestrian path that would link to the western entry of the Town Centre retail arcade. Alternatively, the east-west link on the Tomola Site could be extended straight across the northern part of the sites in Hope Street between the Tomola Site and the Town Centre.

The opportunities on the Tomola Site include – :

- Extensive deep soil for canopy tree planting in the 18m setback between the high voltage lines and the proposed building;
- Active frontage ground level at corner of Hope and Hughes, to create a vibrant entry to the Masterplan area;
- An urban character, including the Light Rail line and the active frontage;
- A large north facing communal courtyard, with the potential for canopy tree planting on the eastern side of the courtyard where a lower ceiling height for cars compared to trucks will allow for soil above the car parking.
- A gentle transition from the communal courtyard to the public pathway and the Western Parklands beyond.

The Draft Development Control Plan by the City of Parramatta

The Draft DCP applies to the Melrose Park Masterplan North precinct and does not apply to the Tomola Site. However, the Draft DCP shows a draft illustration for the Tomola Site with a U – shaped perimeter block building around a central, courtyard. The design principles of this layout are to :

- Reinforce the corner of Hope Street and Hughes Avenue with built form;
- Create a continuous active frontage adjacent to the Light Rail line;
- Create a north-facing communal courtyard for the residents in the development.

This Planning Proposal follows this site layout in the Draft DCP.

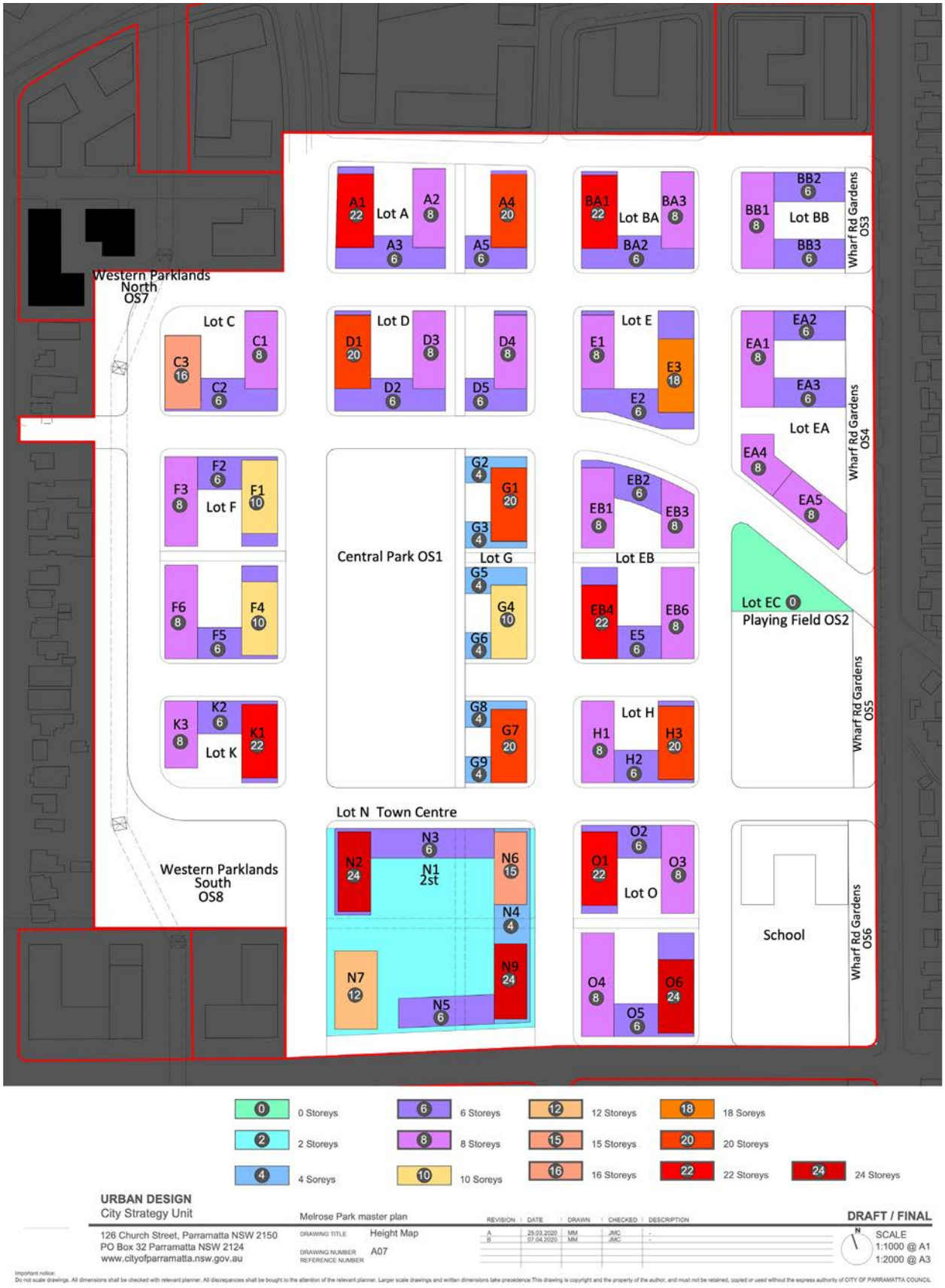


Fig. 5: Draft DCP

The proposed building heights are based on the site's relationship to the emerging built form context and a recognition of the site constraints.

6.1 Emerging built form context

The emerging built form context for this site is comprised of – :

- Melrose Park North, with heights ranging from 28m to 90m (approximately 8 storeys to 24 storeys;
- Melrose Park South with heights of 34m, 45m and 77m (approximately 8, 12 and 22 storeys) ;
- The Victoria Road Site (VRS) with heights from 6 to 12 storeys. This area is currently under construction.

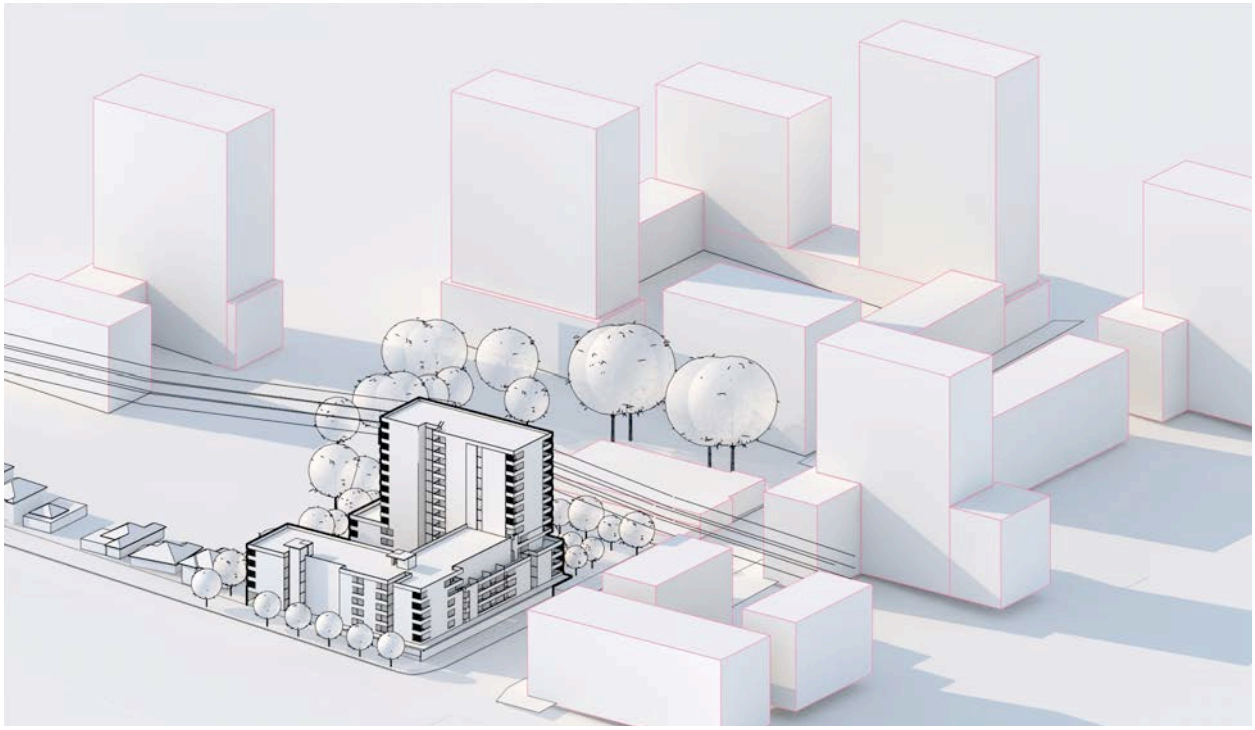


Fig. 6: View of site from south-west

6.2 Urban Design Approach

The urban design approach taken to the siting of these built forms is based on the design principles to – :

- Make a transition of building heights in the Melrose Park Masterplan from the tallest 24 storey buildings on the Town Centre Site to the 6 storey buildings on Hope Street and Hughes Avenue. The proposed 14 storey building creates a gradual transition of heights which visually ties the Tomola Site into the overall built form of the Melrose Park Masterplan;
- Retain a 6 storey built form at the corner of Hope Street and Hughes Avenue. This is sufficient height to create a prominent entry to the Melrose Park Masterplan area, however it also is not out of scale with the existing houses in Hughes Avenue. Due to the substantial land fall in Hughes Avenue the proposal is 5 storeys closer to the existing houses and a 9m side setback creates a successful built form relationship with the houses.
- Set back the taller 14 storey building from the corner of Hope Street and Hughes Avenue so that it is not overbearing when viewed from the corner. The 6 storey corner building reduces the scale of the taller building when viewed from the corner. In addition, the tower is visually separated from the smaller existing houses in Hughes Avenue.

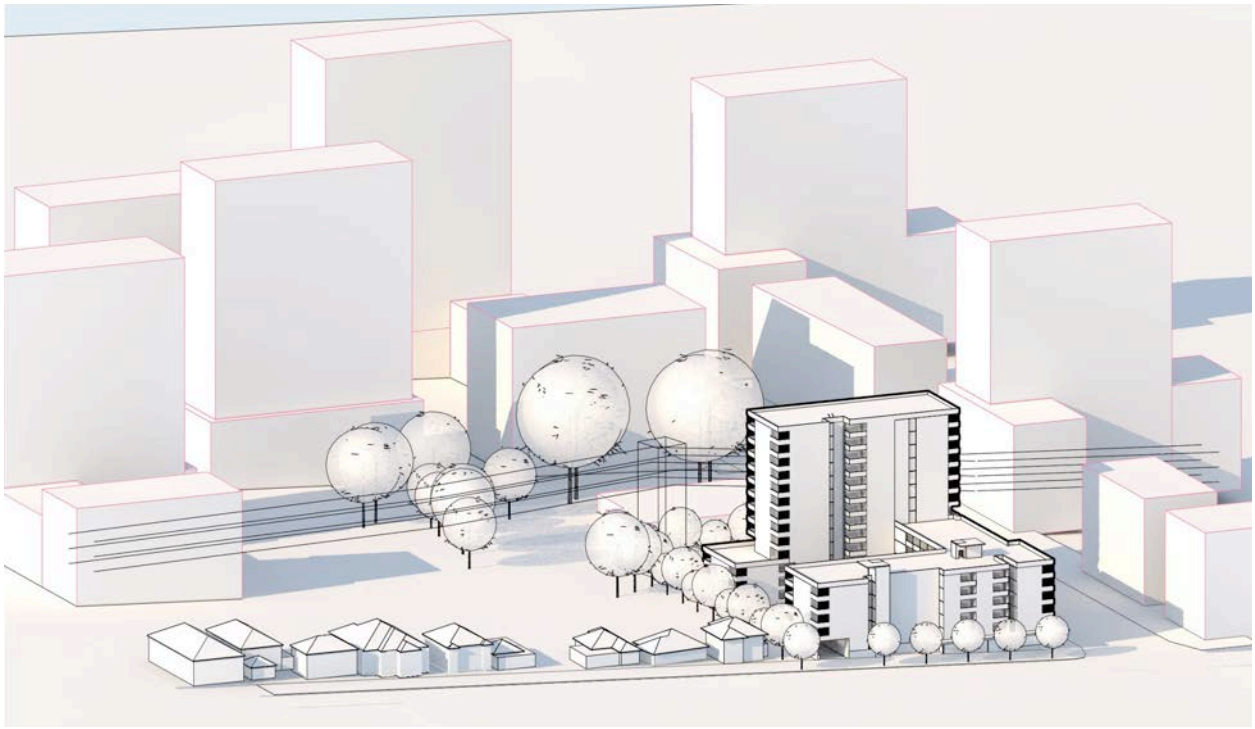


Fig. 7: View of site from north-west

- Place the taller building in a landscaped setting when viewed from the east along Hope Street. The 18m wide deep soil area between the power lines and the proposed building is proposed to contain tall canopy trees that will reduce the perceived scale of the taller building and place it in a landscaped setting. The power lines are also a tall form and relate to the taller proposed building.
- Create well proportioned relationships between the podium, tower and corner building. The podium is 4 storeys at the base of the 14 storey building, which is a proportion less than one third to two thirds. The podium breaks the perceived scale of the taller building and the taller building retains slender proportions. The 4 storey podium steps up to the 6 storey corner building at the corner of Hope Street and Hughes Avenue, to emphasise the corner when viewed from the east along Hope Street.

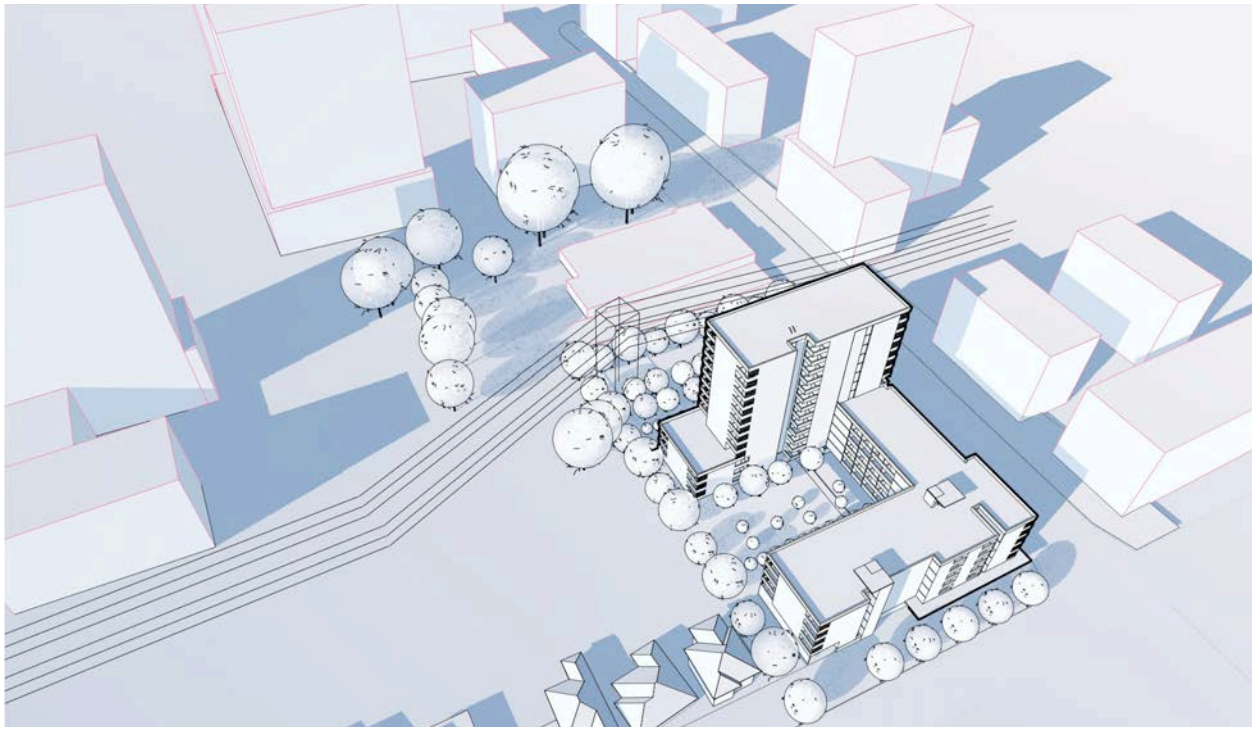


Fig. 8: Aerial view of site from north-west

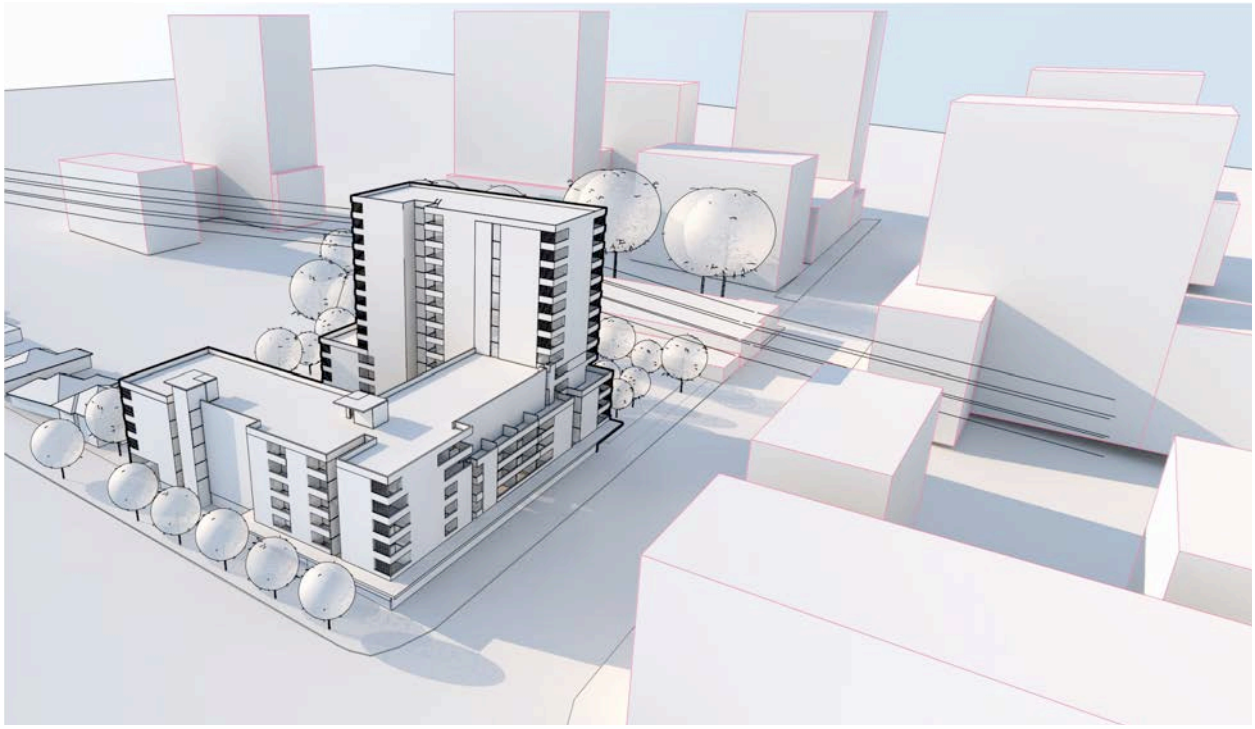


Fig. 9: Site perspective from south-west

Fig. 10: Site perspective from west

Planning Context for Floor Space Ratio

The emerging floor space ratios in proximity to this site are – :

- Melrose Park North, with an FSR of 1.85 : 1;
- Melrose Park South with FSRs of 1.66 : 1 for the eastern sites and 1.79 : 1 for the western sites;
- The Victoria Road Site (VRS) with a density of 2: 1 (currently under construction).

This proposal provides the opportunity for public benefits. The opportunity exists to create 2 public through site links across the site at key locations.

The north-south link will provide a direct pedestrian path from the Western Parklands to the Light Rail line and the Town Centre retail, along Hope Street. This has the potential to become an important link through the Melrose Park South Precinct, to connect with the Sydney Harbour foreshore.

The east-west link will provide a pedestrian path from Hughes Avenue to meet with the north-south link in the north-east corner of the Tomola site. Two potential paths have the opportunity to link with the western entry to the Town Centre retail arcade. One option is to connect through the Western Parklands on public land. The second option is to require an extension of the east-west link adjacent to the northern boundary when the sites to the east of the Tomola site are developed in the future.

The proposed FSR for the Tomola site is 2.67 : 1 based on – :

- The emerging context of FSRs in Melrose Park North and South and the Victoria Road Site;
- the opportunity to provide public through site links and that there are no substantial environmental impacts due to the additional FSR and built form;
- Appropriate built forms that relate well to the emerging built form context.

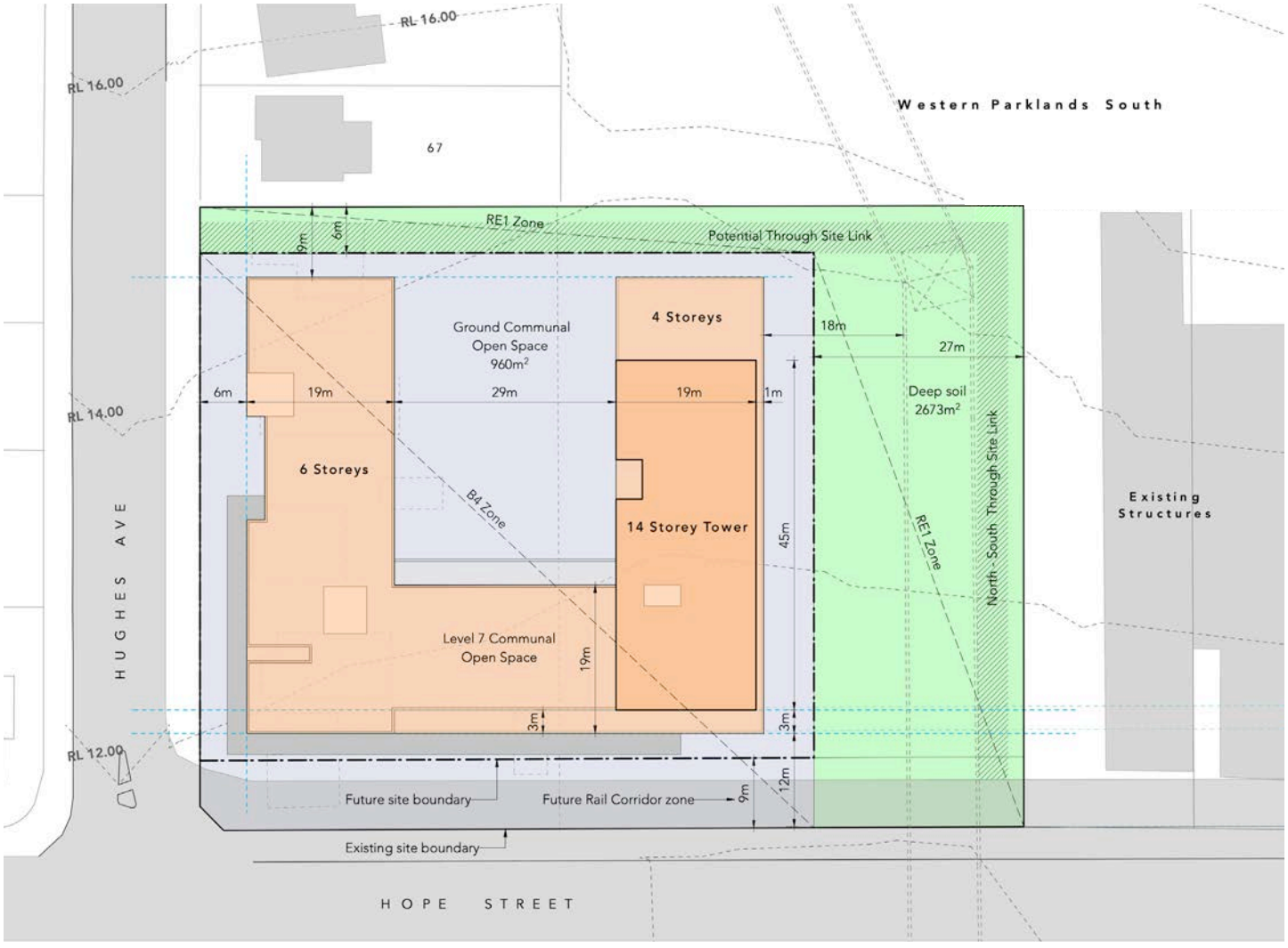


Fig. 11: Site plan with through site links

The proposed building heights are 6 storeys and 14 storeys, with a 4 storey podium on Hope Street. The proposed 14 storey building has been tested to analyse its potential shadow impact on the building envelopes in the Melrose Park South Precinct. This analysis demonstrates that all apartments on the northern facades of the building envelopes on the southern side of Hope Street obtain more than 3 hours direct sun in mid-winter with the proposed built form.

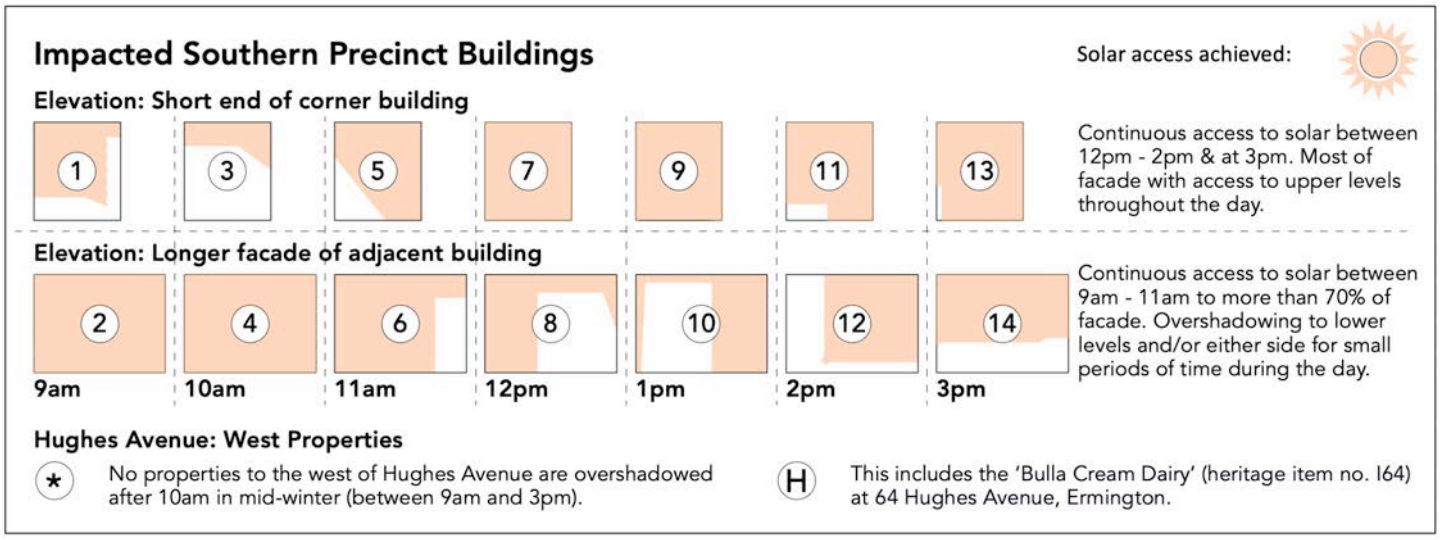


Fig. 12: Adjacent southern precinct building envelope solar access

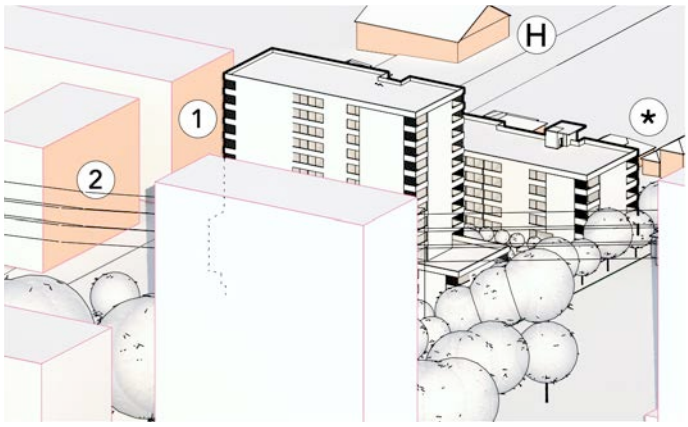


Fig. 13: Solar access, 9am

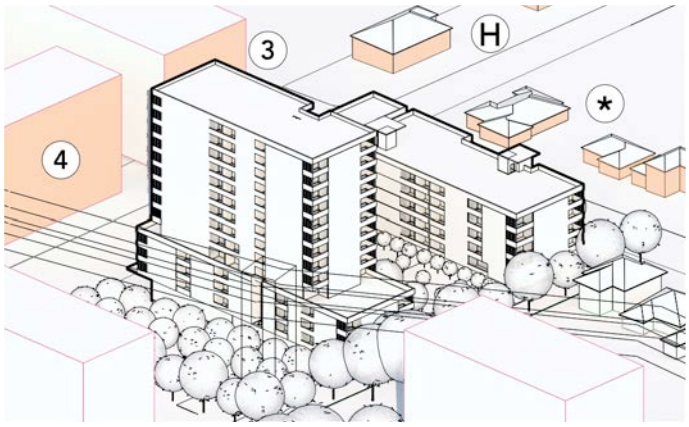


Fig. 14: Solar access, 10am

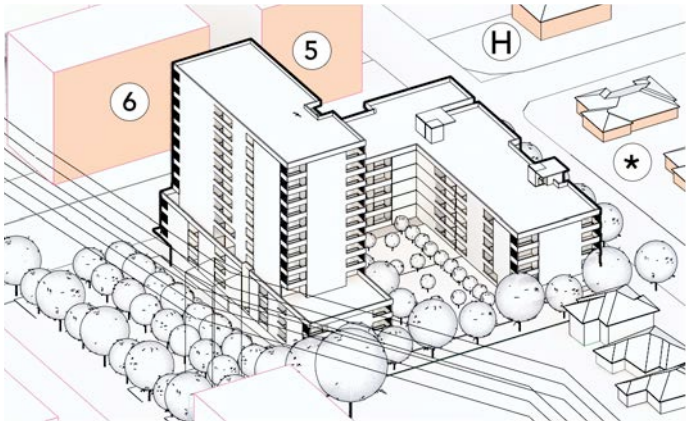


Fig. 15: Solar access, 11am

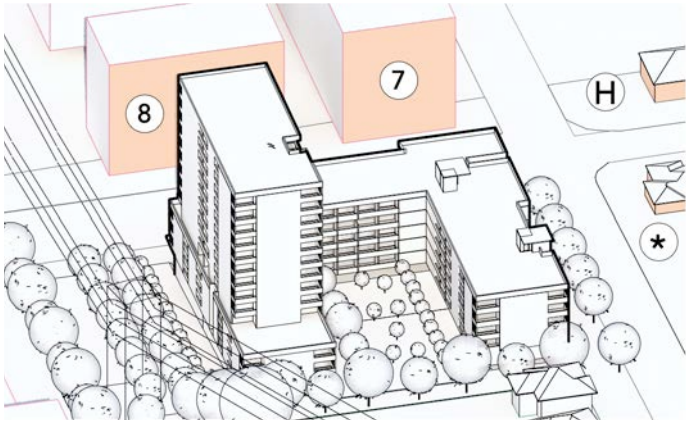


Fig. 16: Solar access, 12pm

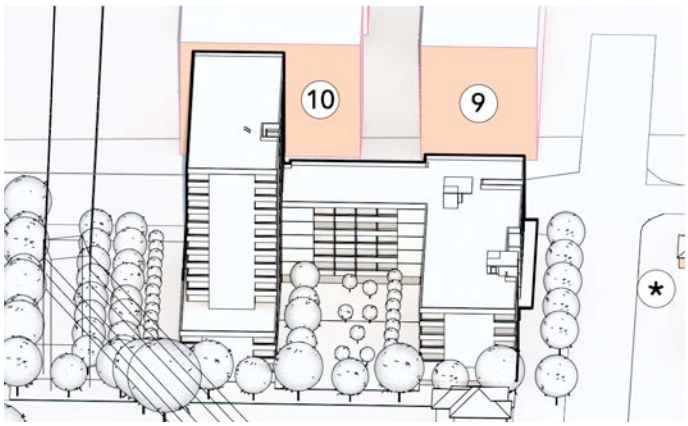


Fig. 17: Solar access, 1pm

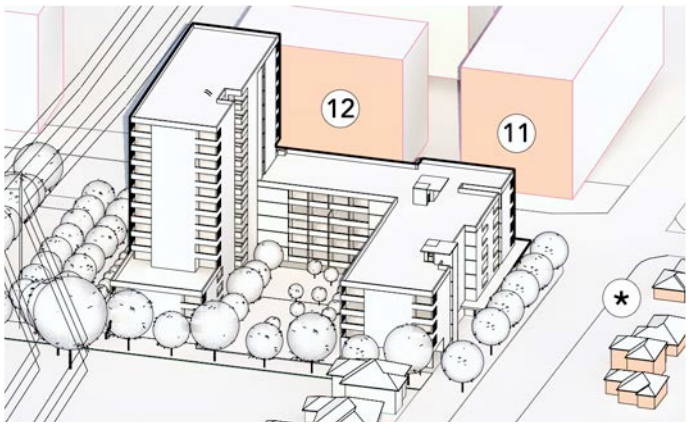


Fig. 17: Solar access, 2pm

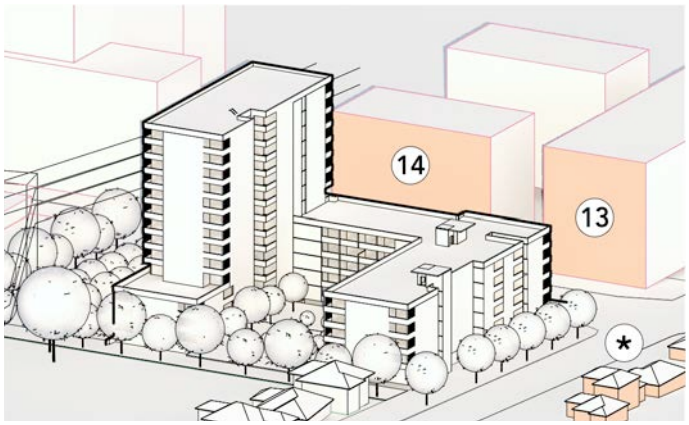


Fig. 18: Solar access, 3pm

Chapter 10 of this report contains Concept Plans and Renders. The Concept Plans are the basis for assessment in relation to Part 3 and Part 4 of the SEPP 65 Apartment Design Guide. A future development application based on these plans has the potential for development approval in accordance with the ADG.

Part 3: Siting the Development

3A Site analysis	The project site is located at the south eastern entry to the Melrose Park North Masterplan area, at the corner of Hope Street and Hughes Avenue. To the north and west is an R2 zone with existing houses. To the south is the future Melrose Park South Precinct. To the east are existing industrial buildings that are likely to be redeveloped in the future in line with the Melrose Park North Masterplan. At the south-west corner of Hope Street and Hughes Avenue is a local heritage item, the 'Bulla Cream Dairy'. The proposal has little environmental impact to this heritage item as there is no overshadowing to the site after 10am in mid-winter.	Refer to Figures 1, 2, 12, 13, 14, 15, 16, 17 and 18.
3B Orientation	The proposed building responds to the site's geometry, the required setbacks and the desired streetscape character. The central courtyard is orientated toward the north to retain good solar access to the courtyard and the northern façade of the southern building. The axes of the eastern and western buildings are north-south to ensure good solar access to the apartments that face east-west	

Part 3: Siting the Development

	in the buildings.	
3C Public Domain Interface	The building addresses the corner of Hope Street and Hughes Avenue with a visually prominent 6 storey corner building. The ground floor to Hope Street and the southern part of Hughes Avenue is activated with an active frontage and awnings. These related to the Light Rail line along Hope Street. The pedestrian entries to residential apartments are primarily from the predominantly residential focussed Hughes Avenue. A residential entry is also from the south-eastern corner on Hope Street, to allow for a continuous retail / commercial frontage on Hope Street and the corner with Hughes Avenue.	Refer to Ground Floor Plan.
3D Communal and Public Open Space	Communal open space is provided in the Central Courtyard over an area of 960 m2 and on the Level 6 roof over an area of 1425 m2. The total area of 2385 m2 is 28 % of the site area. Further opportunity for communal open space exists in the deep soil area between the eastern building and the high voltage electricity wires, however this is not included in the above calculations. The Level 6 roof top area is equipped with BBQ facilities, seating areas, pergolas and soft landscaping . Being on the roof it will receive solar access	Complies with ADG, which requires 25% communal open space and includes all the standard facilities. Refer to Level 2 Plan and Levels 7-14 Plan for communal open space area calculations.

Part 3: Siting the Development

	throughout the year The ground level communal open space is orientated towards the north and will receive sun throughout the day, with shading due to the eastern and western buildings occurring early in the morning and late in the afternoon. Soil for the planting of canopy trees is available on the eastern side of the courtyard due to the roof over the car parking being lower in comparison to the roof over the truck circulation on the western side of the basement.	
3E Deep soil zones	Deep soil area is provided to the east, north, west and south of the basement carpark. The area of deep soil is 2673 m2, which is 31% of the site area.	Complies with ADG requirement of 7% and minimum dimensions. Refer to Typical Basement Plan
3F Visual Privacy	The setback from the northern boundary of 9 metres ensures that visual privacy is retained in relation to the existing houses to the north.	Complies with ADG visual privacy guidelines for boundary conditions between lower density and higher density areas.
3G Pedestrian access and entries	Pedestrian entries to 2 lift cores are provided from Hughes Avenue and pedestrian entry to the tower lift core is provided on the eastern side of the building on Hope Street. The pedestrian entries are well separated from the retail / commercial ground floor to retain an active frontage to the corner.	Refer to Ground Level Plan

	Mailboxes are placed at residential entries inside the property and are easily accessible.	
3H Vehicle Access	Vehicular access is via the driveway at the north end of Hughes Avenue. This retains an active frontage to the corner whilst being sufficiently separated from the existing residential area to the north.	Refer to Ground Level Plan
3J Bicycle and car parking	All car parking is located in the basement with no presence or impact to the street. Car parking numbers are consistent with Council's DCP requirements. The building provides 270 car spaces, 98 bicycle spaces and 5 motorcycle spaces. The car parking spaces on the Ground Level Plan are located predominantly below grade due to the fall of the land. These spaces may be used to serve the retail / commercial space and are at the same level for ease of access.	Refer to Typical Basement Plan and Ground Level Plan and Site Schedule.

Amenity

4A Solar and daylight access	A minimum of 2 hours direct sunlight is provided to living room windows and private open spaces of 71% of the apartments (129 out of 182 apartments) in midwinter between 9am and 3pm. West facing balconies are proposed to be provided with sliding louvre screens for late	Complies with ADG solar access guidelines Refer to Site Schedule.

Part 4: Designing the Building

	afternoon summer sun. North facing windows are proposed to be provided with sun hoods. All habitable rooms are naturally ventilated through operable windows. The opening is more than 5% of the room.	
4B Natural ventilation	The building layout provides 64% of cross-ventilated apartments. Natural ventilation and daylight is maximised to the interiors of apartments with relatively shallow floor plates. Building envelopes are maximum 19m deep. Allowing for 2.5m deep balconies and a 2m wide corridor, apartments will be less than 8m deep from window wall to corridor wall.	Complies with ADG cross ventilation guidelines Refer to Site Schedule.
4C Ceiling Heights	Ceiling heights are a minimum 2.7m on all living rooms and bedrooms. 3.1m floor to floor heights have been provided All apartments comply with the minimum ADG sizes.	Complies with ADG heights
4D Apartment size and layout	The minimum clear dimension in bedrooms is 3m. The maximum habitable room depth is 8m. All rooms have adequate wardrobes. Minimum 1-bed = 50.2 m^2	Apartment sizes comply with minimum ADG areas. Refer to Floor Plans.

Part 4: Designing the Building

	Maximum 1-bed= 51.7 m^2 Minimum 2-bed = 75.4 m^2 Maximum 2-bed= 86.7 m^2 Minimum 3-bed = 95.4 m^2 Maximum 3-bed= 108.8 m^2	Complies with ADG areas. Refer to Floor Plans.
4E Private open space and balconies	All apartments are provided with a private balcony that exceeds the minimum area and depth of the ADG guidelines. Balconies have direct access from the living rooms and are incorporated into the architectural design. All ground level apartments have in excess of 15m^2 private open space	
4F Common circulation and spaces	The project has 3 residential cores. These cores serve between 4 apartments and 12 apartments per level. The tower core serves 8 apartments per level. Circulation corridor are wide and naturally lit and ventilated at every level. Corridors comply with all the relevant access requirements.	Complies with the ADG guideline that allows for 8 to 12 apartments to be served by a lift core.
4G Storage	Apartment storage is able to comply with the minimum requirements of the ADG. A minimum of 3 m^3 of storage is able to be provided in 1 bedroom apartments, 4 m^3 in 2 bedroom apartments and 5 m^3 in 3 bedroom apartments. At least half of the storage is	Able to comply with ADG volumes.

Part 4: Designing the Building

	able to be provided within the apartments and the other half is able to be provided in the basement in lockable storage cages.	
4H Acoustic privacy	The waste collection point is in the basement with a loading bay that is accessible by a medium rigid vehicle. Waste collection cupboards and lifts on each level are able to be acoustically isolated from habitable rooms in apartments. The principle is for bedrooms to sit beside bedrooms of adjacent apartments and living rooms to sit beside living rooms of adjacent apartments. Wet areas are to be located at the centre of the floor plate and are to generally stack.	ADG acoustic privacy principles are able to be implemented.
4J Noise and Pollution	The 9m setback from the northern neighbour and the pedestrian paths and abundant trees and landscaping will minimise noise impact to neighbours. The vehicular ramp is located more than 9m from the northern boundary. The project is not foreseen to present any noise or pollution issues.	

Part 4: Designing the Building

Configuration

4K Apartment mix	The development contains a mix of 1, 2 and 3 bedroom apartments, adequate for the size and location of the building. 1 bedroom units = 35 (22%) 2 bedroom units = 109 (68%) 3 bedroom units = 17 (10%) Within each category there are a range of apartment sizes and layouts with different aspects.	
4L Ground floor apartments	All ground floor apartments are set back from site boundaries or address the central courtyard. All ground floor apartments are capable of having a generous terrace/courtyard over 15 m^2 in the boundary setback area or in the communal courtyard area. Ground floor private courtyards are east, west or north facing, providing excellent solar access. Ground floor courtyards are able to retain privacy as they are located within a 28.5m wide central communal courtyard, address an 18m wide landscaped open space to the east of the eastern building or have a minimum 3m setback from the east-west potential through site link.	
4M Facades	Building entries are clearly defined. The important corner at Hope Street and Hughes Avenue is emphasised by raising the podium height from 4 sto-	The facades at this Planning Proposal stage are necessarily conceptual in nature, however they are capable of meeting the ADG design guidelines for facades.

Part 4: Designing the Building

	reys to 6 storeys in Hope Street and by creating an articulated street façade along Hughes Avenue.. Apartment layouts are expressed externally through façade features such as party walls and floor slabs.	
4N Roof design	The proposal presents a range of opportunities for articulated roof designs, with the top 2 floors on the Hope Street podium being set back 3m from the lower 4 floors; roof top communal areas offer the opportunity for pergolas and perimeter planting to be visible from the street; and the tower offers the opportunity for lift over runs and service areas to be screened within a sculptural architectural form to create an articulated skyline when viewed from a distance.	The roof designs at this Planning Proposal stage are necessarily conceptual in nature, however they are capable of meeting the ADG design guidelines for roofs.
4O Landscape design	The landscape design places the building within a well-landscaped setting due to : • The 18m wide area of deep soil with canopy tree planting between the eastern building and the Electricity Lines; • The 6m setback from Hughes Avenue with canopy trees in deep soil; • The east-west public through site link which has the potential to have an avenue of planting along both sides of the link	Refer to Landscape Plan.

Part 4: Designing the Building

	The landscape has been designed to make the most of the extensive deep soil areas, allowing for canopy tree planting and avenue planting along the east, west and northern boundaries. The Hope Street frontage necessarily has an urban character, with an active retail / commercial ground floor and awnings addressing the Light Rail line. The ground floor Communal Open space has the potential for soft landscaping with trees, due to the difference in soil depths above the car parking and truck turning areas in the basement. The rooftop communal open space on Level 7 has the potential to provide several active distinct areas with ample opportunity for residential interaction.	
4P Planting on structures	Within the communal open spaces there is the potential for a mixture of planting in variable soil depths and in movable pots and planters – both on the rooftop as well as at the ground level podium- that will create the opportunity for sunny spaces in winter and cool spaces in summer for the residents. The availability of the canopy tree area to the eastern side of the eastern building and the nearby Western Parklands create a great range of types of landscaped recreation areas in close proximity to the site.	Refer to Landscape Plan.

Part 4: Designing the Building

4Q Universal design	The design is able to comply with Council's Accessible Design requirements at DA stage.
4R Adaptive re-use	Adaptable apartments are able to be provided to meet Council requirements at DA stage.
4S Mixed Use	This is an ideal site for mixed use, being on a Light Rail line in reasonably close proximity to the Town Centre retail / commercial block and being at a highly visible corner in the Melrose Park North Masterplan area. Residential entries are clearly distinguished from the continuous retail / commercial ground floor uses.
4T Awnings and signage	Awnings are provided above the footpaths for the extent of the ground floor active uses. These awning provide the potential for a stop on the Light Rail line to be located at this site should the Light Rail planning allow it.

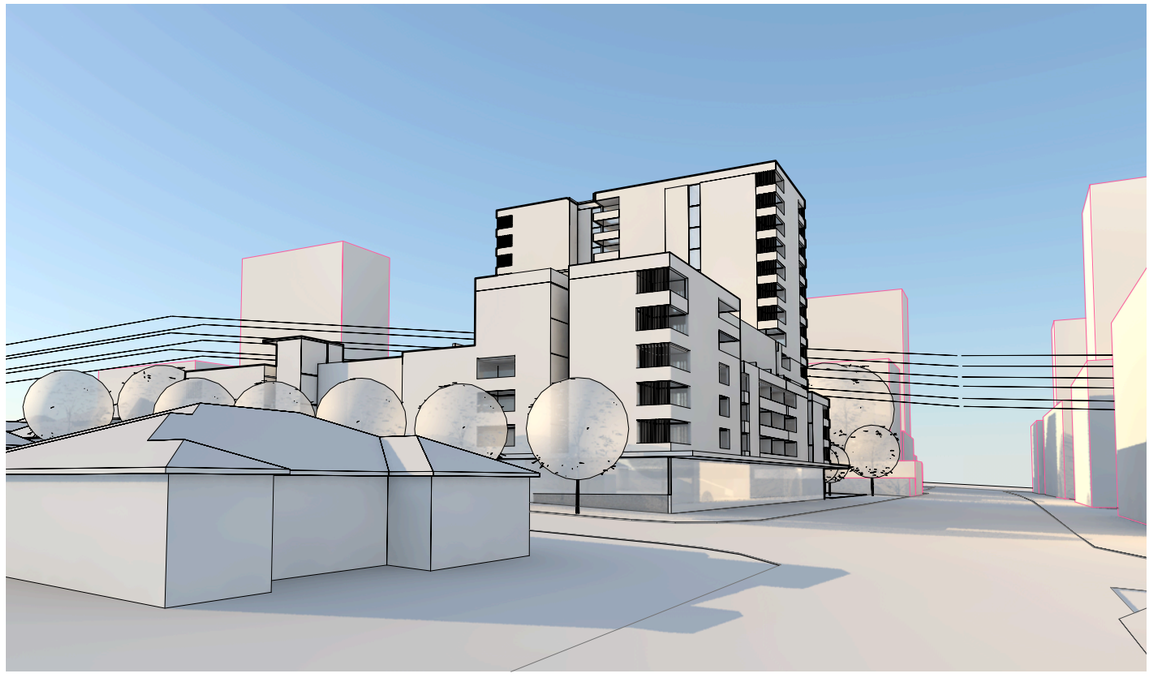
Part 4: Designing the Building

Performance

4U Energy efficiency	The shallow floor plans and the orientation based on solar design and natural ventilation will minimise energy consumption
4V Water management and conservation	Water is proposed to be collected on site with at least one OSD tank. The extensively landscaped areas in deep soil offer the opportunity for water re-use on site.
4W Waste management	Garbage chute access will be provided on each floor level – with a recycle bin associated. Waste will be stored in a room in the basement and accessed from a loading dock in the basement.
4X Building maintenance	Low embodied energy and long life / low maintenance building materials are proposed to be implemented at DA stage.

APPENDICES A

10.0 CONCEPT DRAWINGS AND RENDERS



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NOTES

REV	DATE	DESCRIPTION
A	9/12/20	For Planning Proposal
B	9/6/21	Council Feedback

PROJECT
Planning Proposal
Tomola Site - Melrose Park

PROJECT ADRESS
Corner Hughes Ave &
Hope St Ermington

CLIENT
Constant 26 Pty Ltd

TITLE
Cover

SCALE	DRAWN	CHECKED BY
NTS @ A3	TD	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP

DWG NO.
PP01

REVISION
B

Site Area 8480 m2 (MU1 zone 5807m2 and RE1 zone 2673 m2)

	1 Beds	2 Beds	3 Beds	Solar	up to 9 storeys	Vent	GFA
Level 1							1629.4
Level 2	4	14	4	15		15	2048.8
Level 3	4	16	4	17		16	2179.1
Level 4	4	16	4	17		16	2179.1
Level 5	1	11	2	10		9	1290.7
Level 6	2	12	1	11		8	1290.4
Level 7	3	5		6		5	634.8
Level 8	3	5		6		5	634.8
Level 9	3	5		6	123	5	634.8
Level 10	3	5		6			634.8
Level 11	3	5		6			634.8
Level 12	3	5		6			634.8
Level 13	1	5	1	5			634.8
Level 14	1	5	1	5			634.8
	35	109	17	116		79	
mix	22%	68%	11%	72%		64%	

Total Units 161

COS req'd	25%	2120 m2	2385m2 provided
Deep Soil req'd	7%	593.6 m2	2673m2 provided

Car parking

1 bed	1	35	
2 beds	1.2	131	
3 beds	1.5	26	
visitor	0.25	40	
B4 Use/m2	30	41	
Required		272	spaces
Bicycle	50%	80.5	resi
	1/200m	7	B4 Use
		88	Bicycles
Motorcycle	2%		of car spaces
		5	Motorcycle

15696	GFA
14066.5	residential GFA
FSR (for MU1)	2.67:1

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NOTES

REV	DATE	DESCRIPTION
A	9/12/20	For Planning Proposal
B	9/6/21	Council Feedback
C	5/4/24	Council Feedback

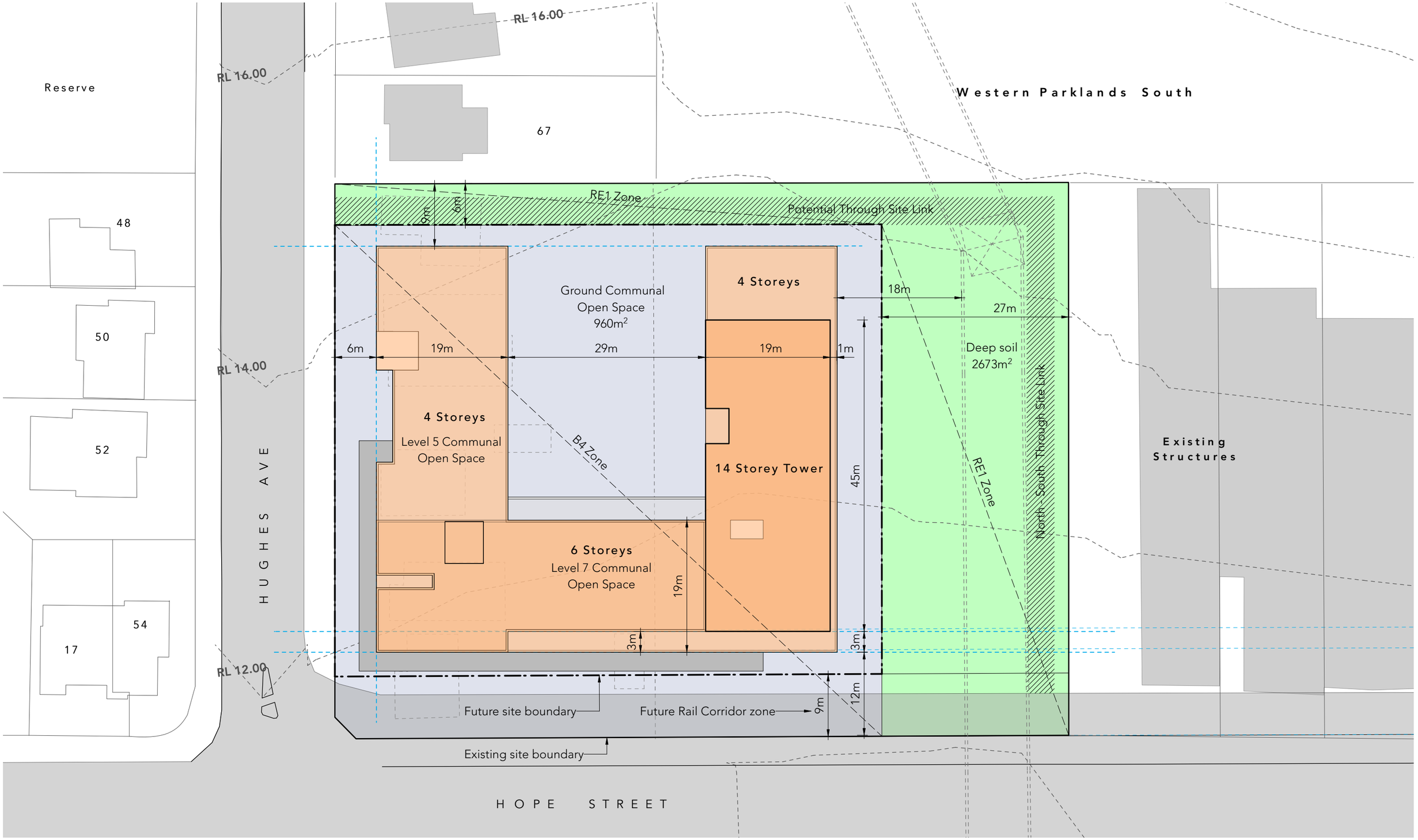
PROJECT
Planning Proposal
Tomola Site - Melrose Park

PROJECT ADRESS
Corner Hughes Ave & Hope St Ermington

CLIENT
Constant 26 Pty Ltd

TITLE
Site Schedule

SCALE	DRAWN	CHECKED BY
NTS @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP02		C



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PROJECT
Planning Proposal
Tomola Site - Melrose Park

PROJECT ADRESS
Corner Hughes Ave & Hope St Ermington

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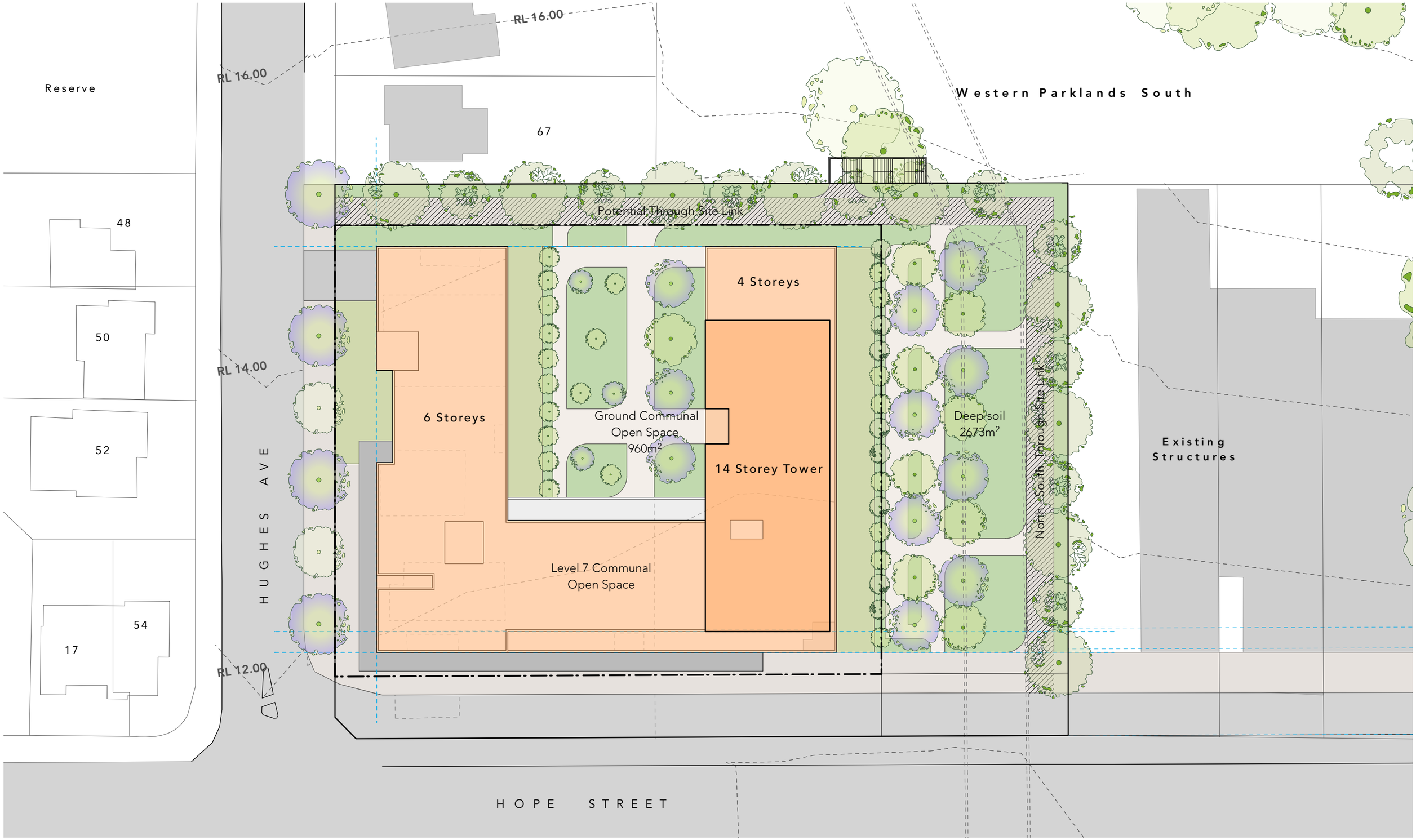
TITLE
Site Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	TD	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP

DWG NO. **PP03**

REVISION **C**



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PROJECT
Planning Proposal
Tomola Site - Melrose Park

PROJECT ADRESS
Corner Hughes Ave &
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Constant 26 Pty Ltd

TITLE
Landscape Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	TD	RO
PROJECT NO.	DATE	STAGE
2005	9/12/20	PP
DWG NO.		REVISION
PP04		B

Public Reserve

48

50

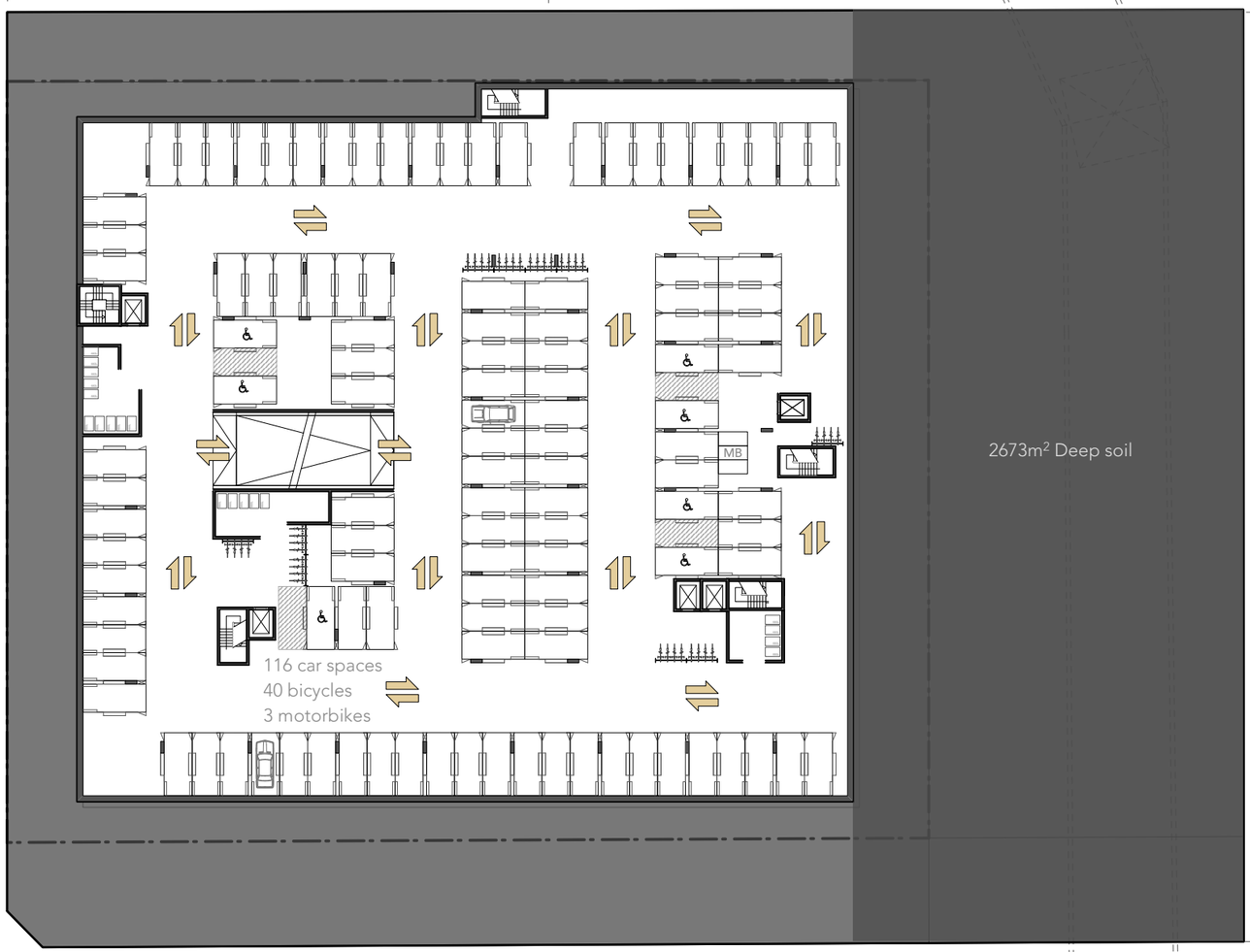
52

17

54

67 Hughes Ave

HUGHES AVE



HOPE STREET

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PROJECT
Planning Proposal
Tomola Site - Melrose Park

PROJECT ADRESS
Corner Hughes Ave & Hope St Ermington

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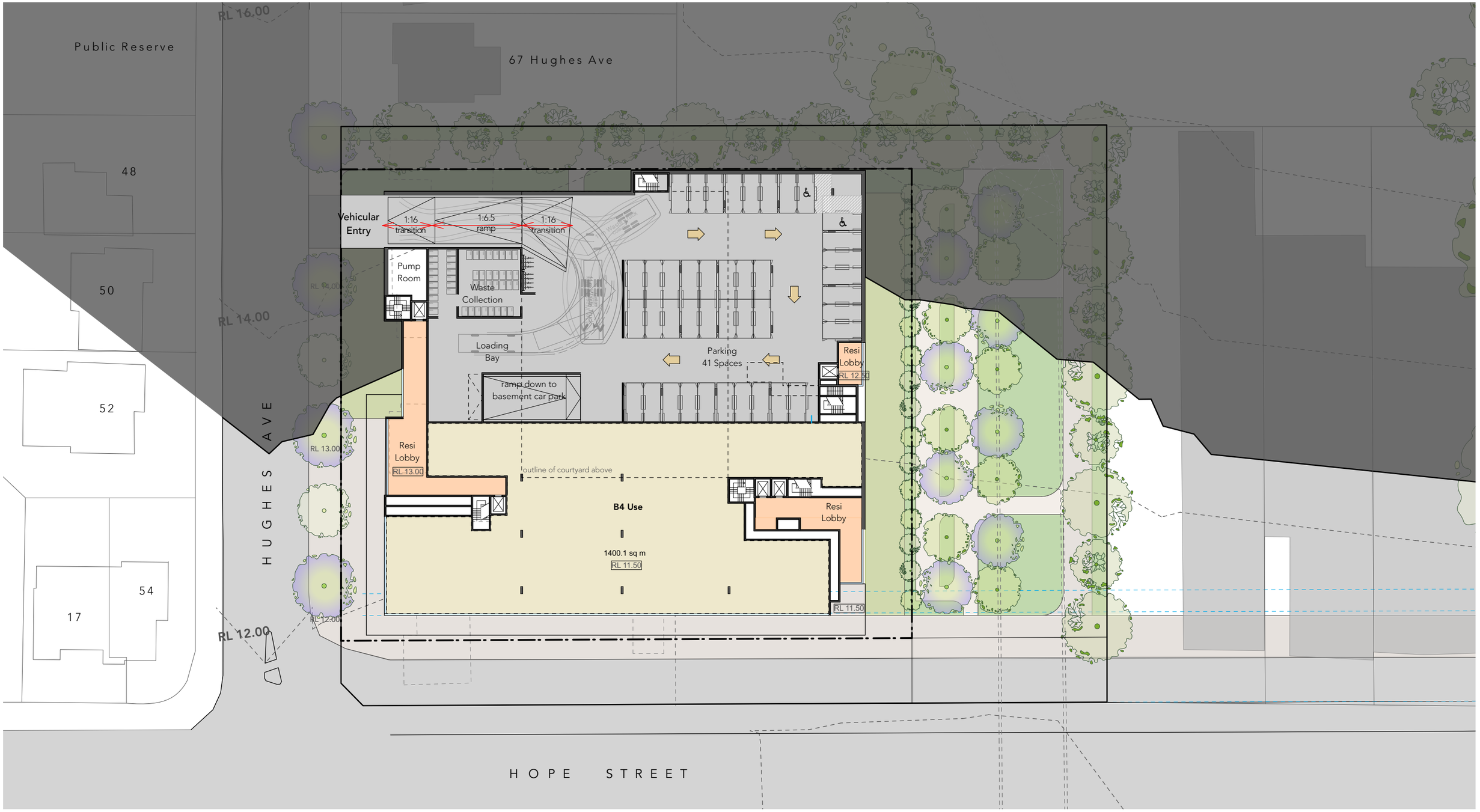
TITLE
Typical Basement Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP

DWG NO. **PP05**

REVISION **B**



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Corner Hughes Ave & Hope St Ermington

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TITLE
Ground Level Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP06		B

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Tomola Site - Melrose Park

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Corner Hughes Ave &
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TITLE
Level 2 Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	9/12/20	PP
DWG NO.		REVISION
PP07		B

Public Reserve

67 Hughes Ave

48

50

52

54

17

HUGHES AVE

HOPE STREET

3.01
75.4 sq m

3.02
95.4 sq m

3.03
76.3 sq m

3.04
75.5 sq m

3.05
79.5 sq m

3.06
84.4 sq m

3.07
109 sq m

3.08
95.5 sq m

3.09
85.5 sq m

3.10
51.1 sq m

3.11
51.1 sq m

3.12
77.1 sq m

3.13
77.8 sq m

3.14
75.7 sq m

3.15
89.4 sq m

3.16
104.1 sq m

3.17
78.2 sq m

3.18
78.3 sq m

3.19
51.7 sq m

3.20
51.6 sq m

3.21
78.7 sq m

3.22
76.2 sq m

3.23
78.4 sq m

3.24
77.3 sq m

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PROJECT
Planning Proposal
Tomola Site - Melrose Park

PROJECT ADRESS
Corner Hughes Ave & Hope St Ermington

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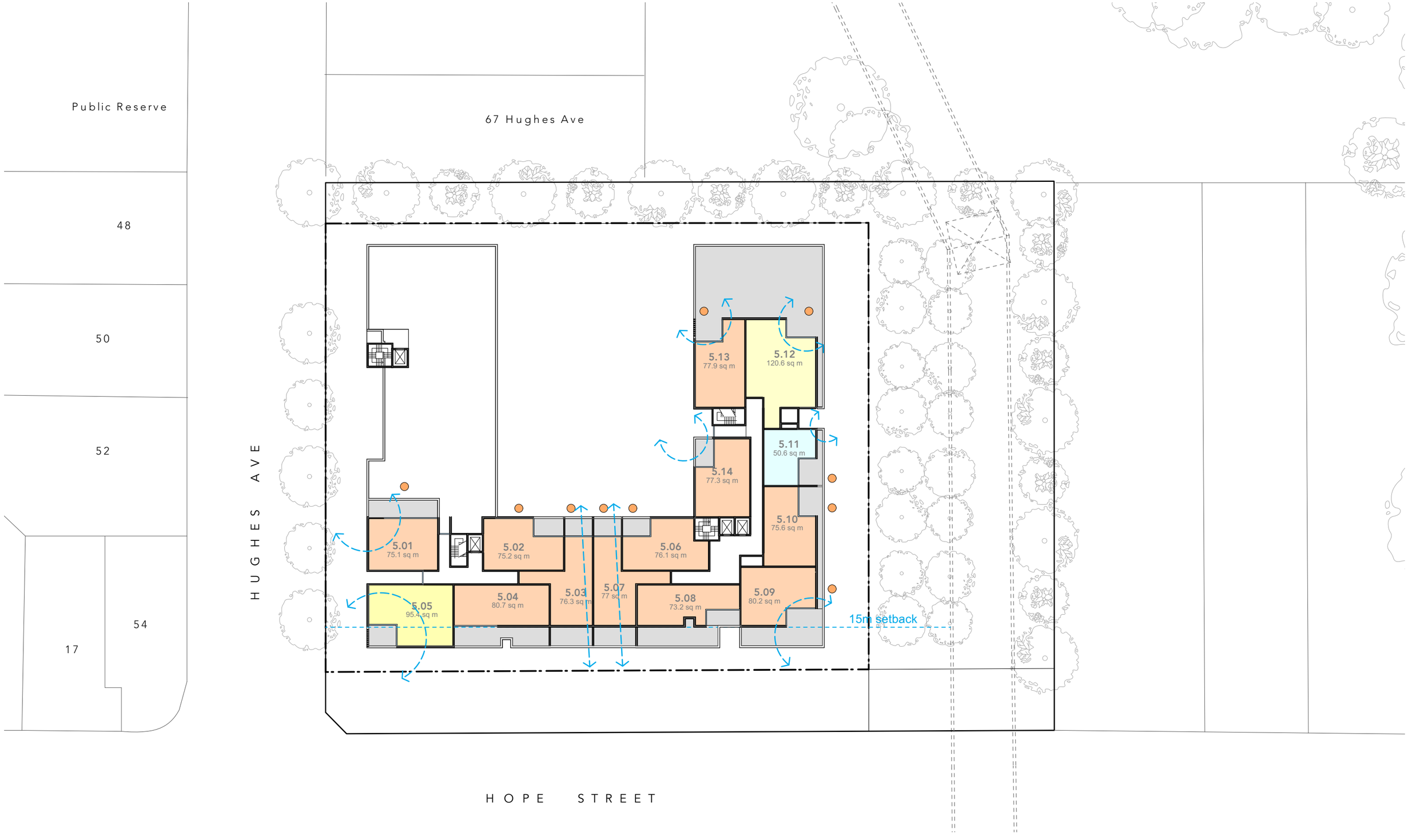
TITLE
Levels 3-4 Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP08		B



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PROJECT
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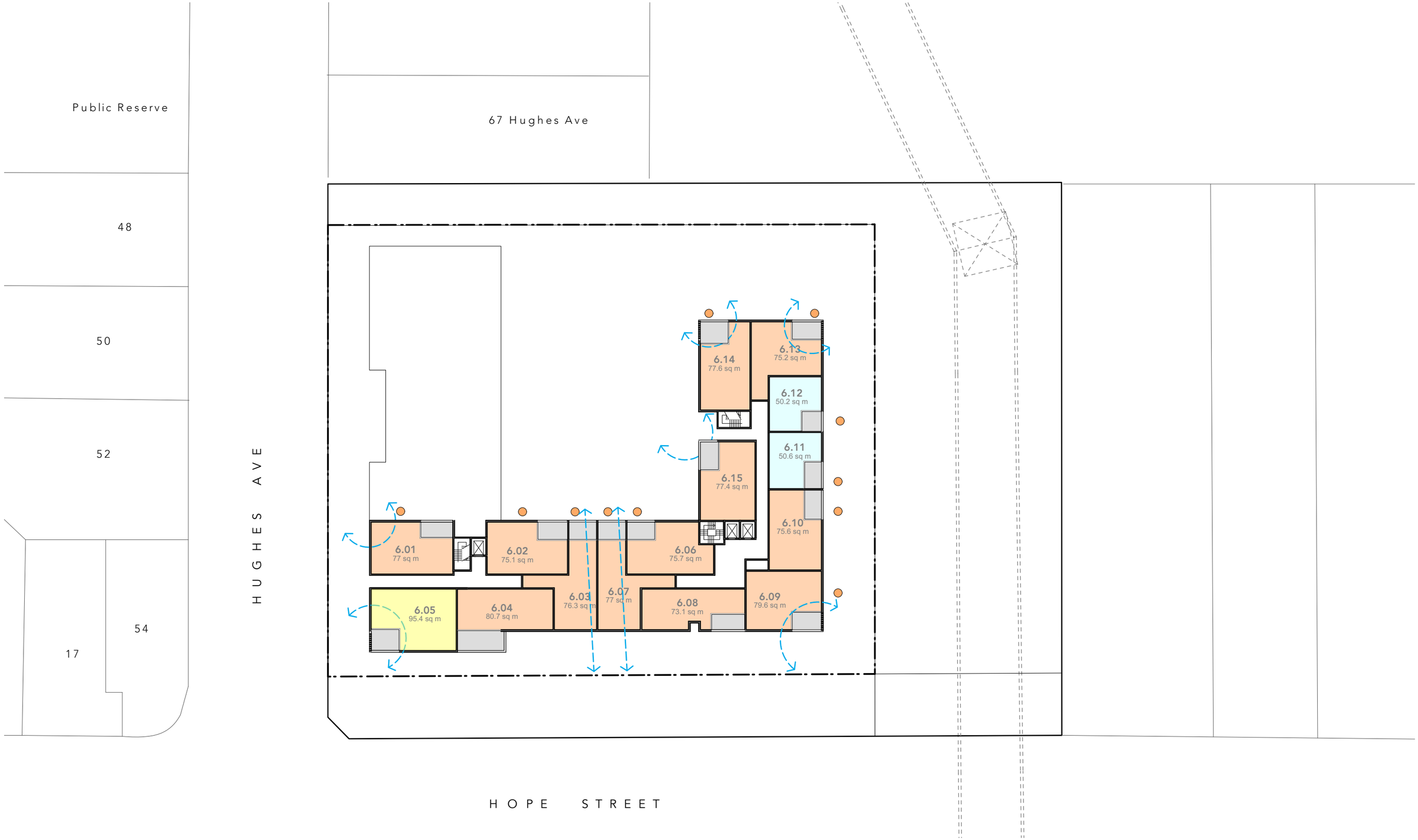
TITLE
Level 5 Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP09		B



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PROJECT
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Tomola Site - Melrose Park

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CLIENT
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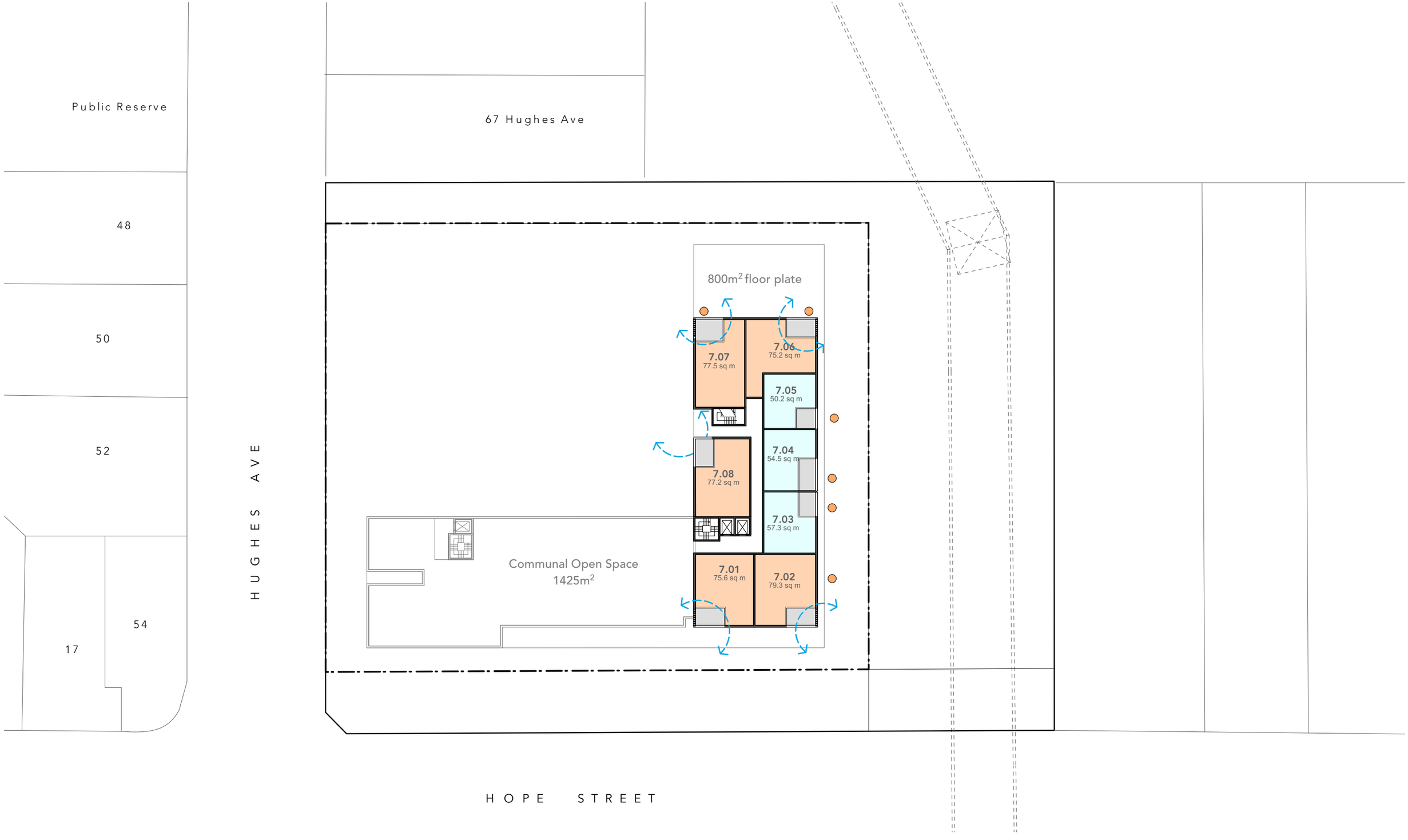
TITLE
Level 6 Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP10		B



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TITLE
Levels 7-12 Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP11		B

Public Reserve

67 Hughes Ave

48

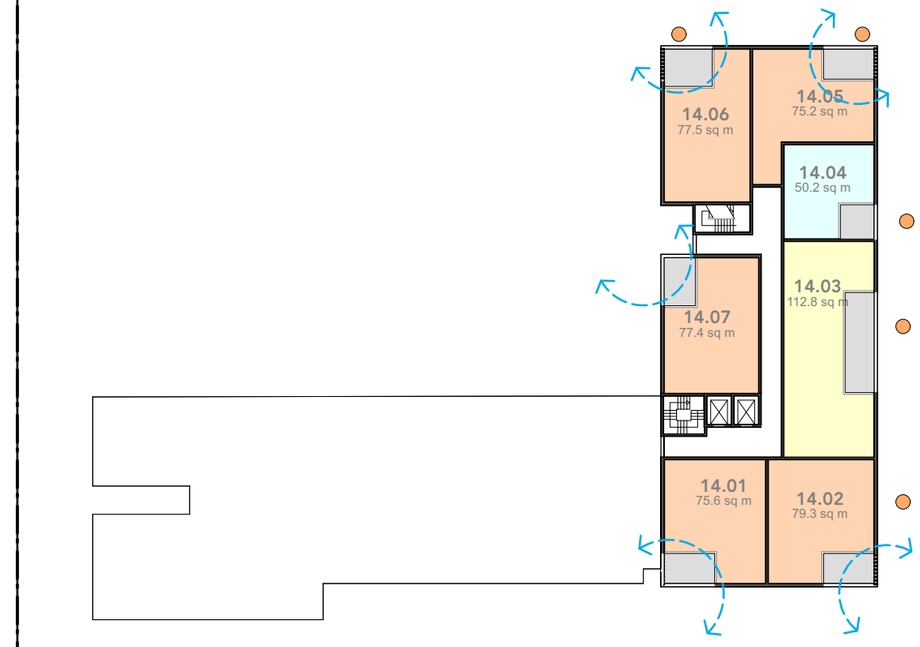
50

52

17

54

HUGHES AVE



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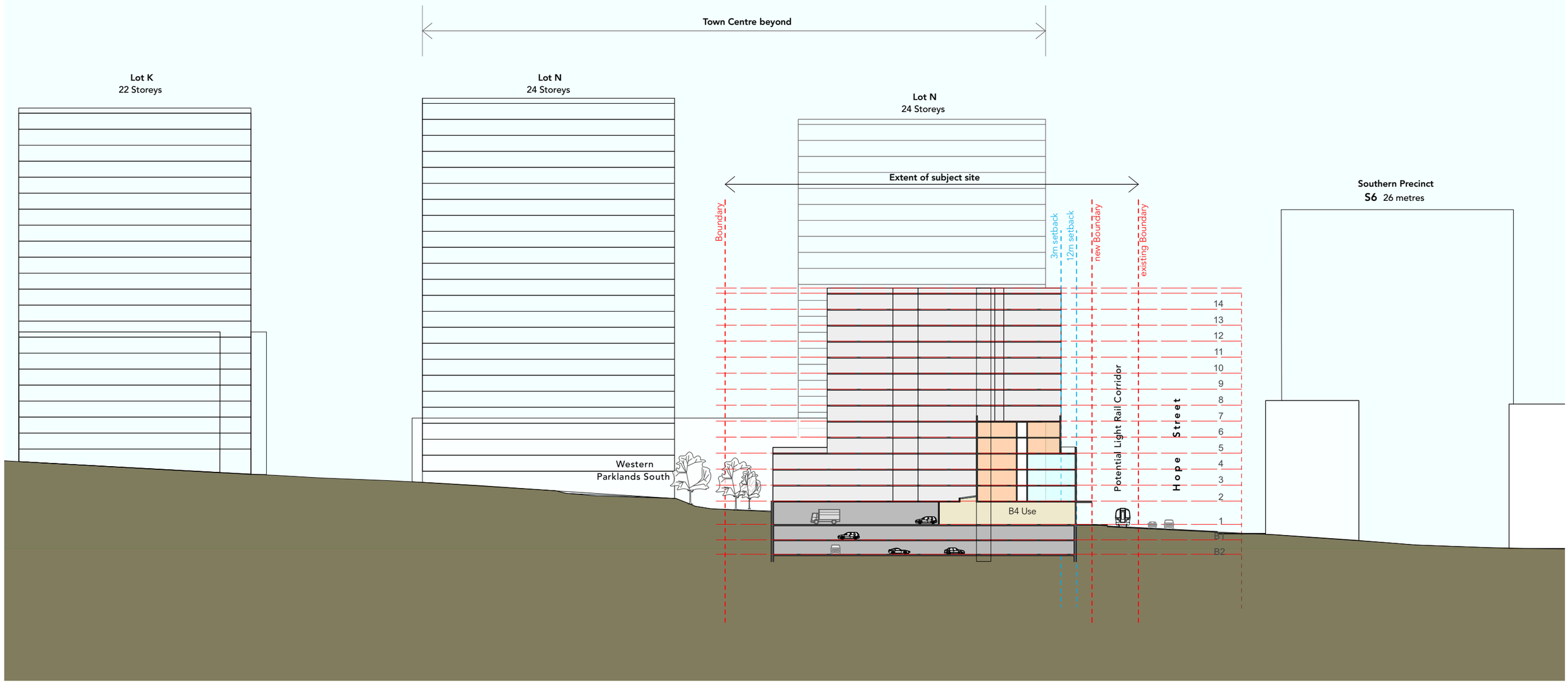
TITLE
Levels 13-14 Plan

SCALE	DRAWN	CHECKED BY
1:500 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP12		B



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PROJECT ADRESS
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CLIENT
Constant 26 Pty Ltd

TITLE
Section

SCALE	DRAWN	CHECKED BY
1:750 @ A3	LT	RO
PROJECT NO.	DATE	STAGE
2005	1/7/21	PP
DWG NO.		REVISION
PP13		B