



RENDERERS ARE ARTIST IMPRESSIONS MATERIAL COLOURS TO COLOURS AND MATERIALS SCHEDULE. THE COLOURS SHOWN ARE INDICATIVE

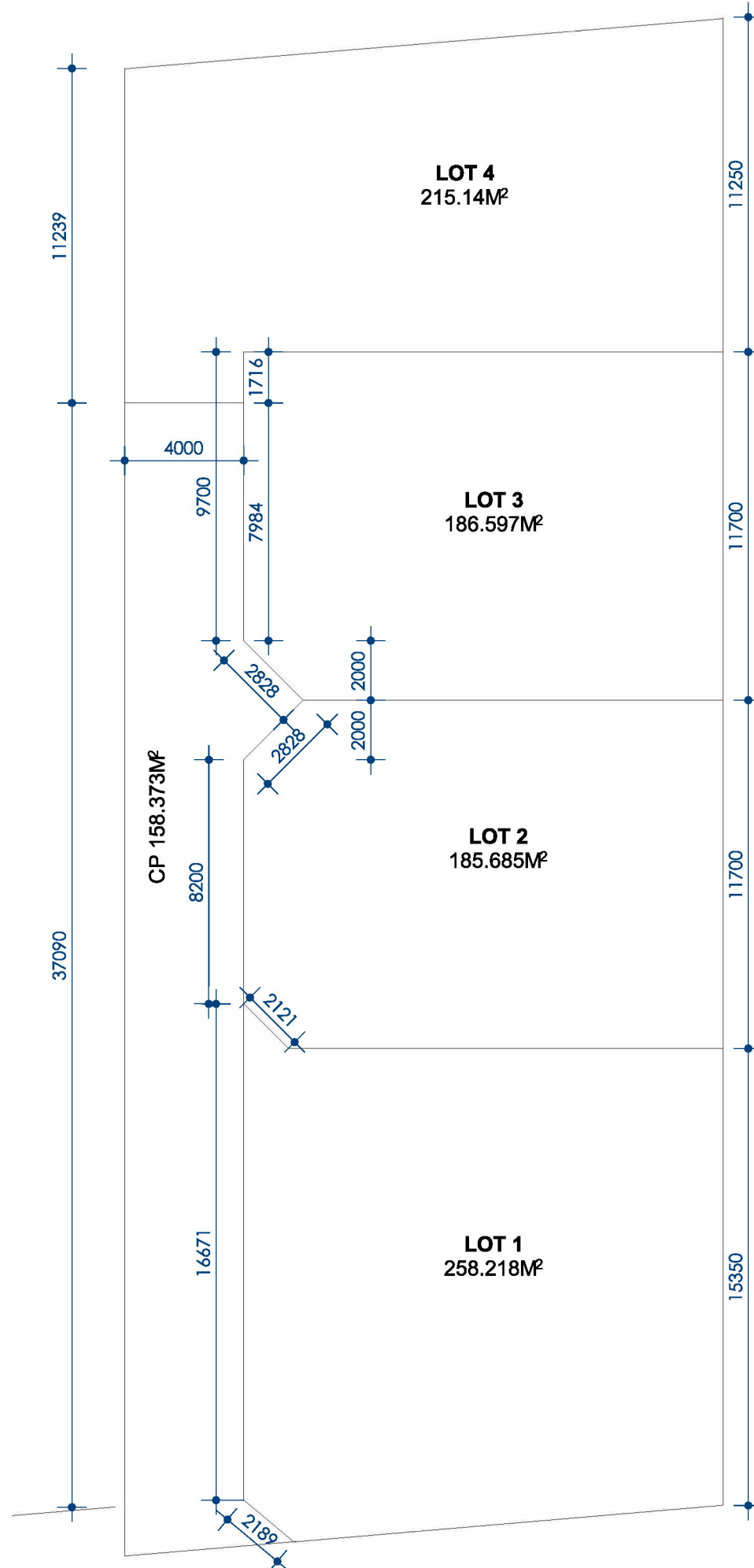


TOWN OF VICTORIA PARK  
Received: 22 May 2026



<b>177 SWANSEA ST EAST VICTORIA PARK</b>	
Project Status: PLANNING	
<b>PERSPECTIVES</b>	
Scale:	
Notes:	<b>A00</b>
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TOWN OF VICTORIA PARK  
Received: 22 May 2026



177 SWANSEA ST EAST  
VICTORIA PARK

Project Status: PLANNING

**SUBDIVISION**

Scale: 1 : 200

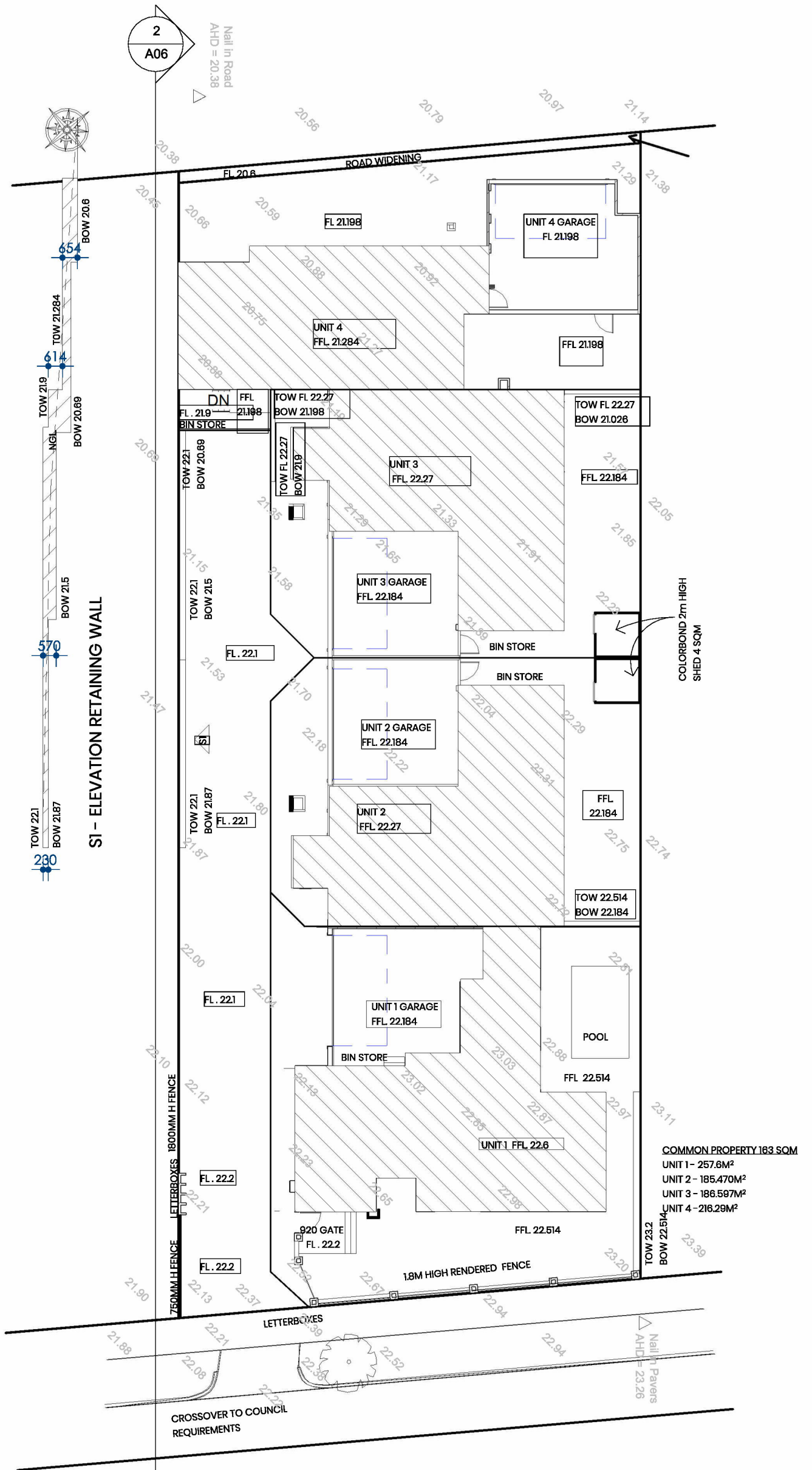
Notes:

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**A01**



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COMMON PROPERTY 163 SQM  
UNIT 1 - 257.6M<sup>2</sup>  
UNIT 2 - 185.470M<sup>2</sup>  
UNIT 3 - 186.597M<sup>2</sup>  
UNIT 4 - 216.29M<sup>2</sup>

177 SWANSEA ST EAST  
VICTORIA PARK

Project Status: PLANNING

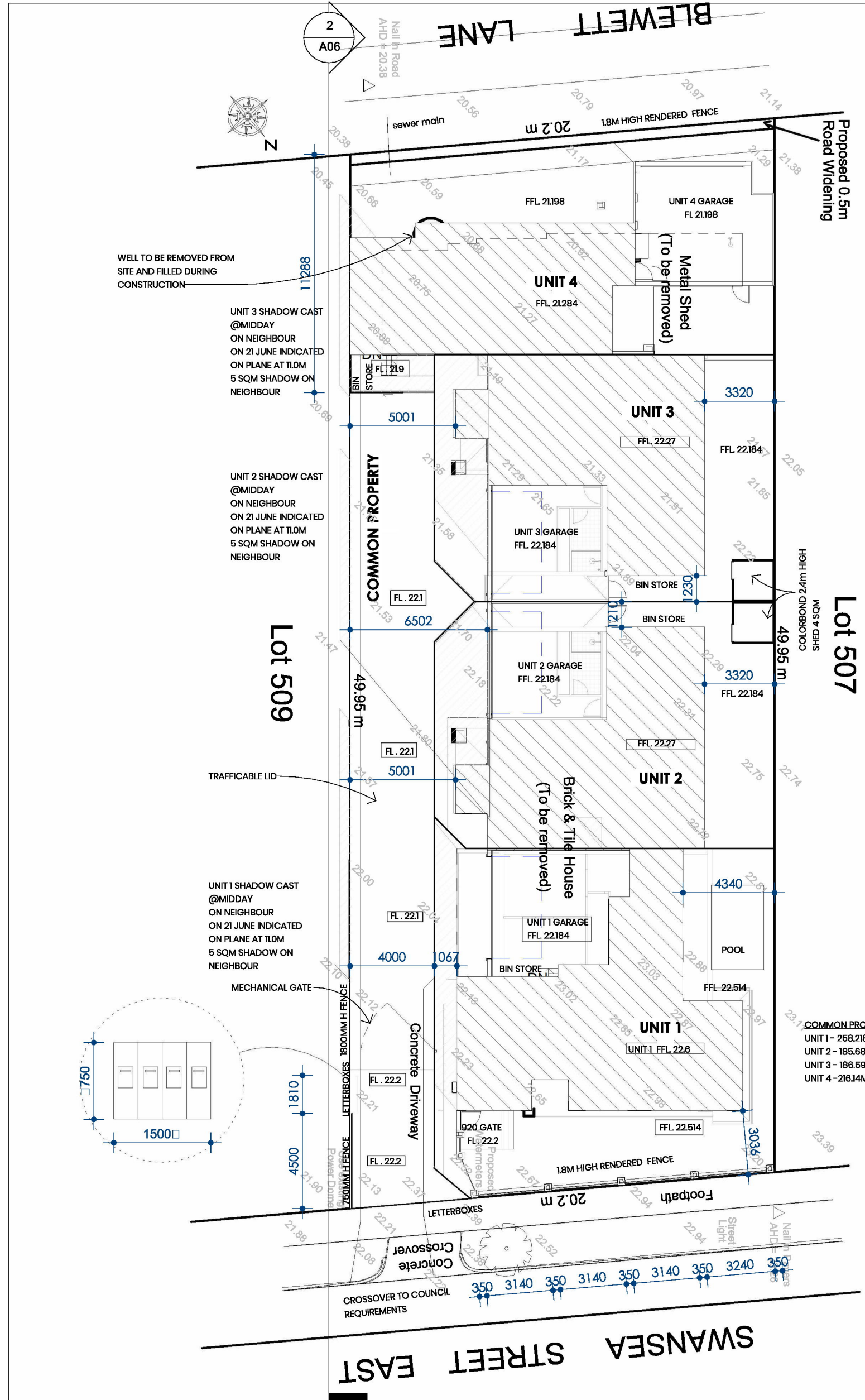
SUBDIVISION PLAN  
AND SITE LEVELS

Scale: 1 : 200

Notes:

A03

2 SITE LEVELS  
1 : 200



CLIENT BEWARE OF UNDERGROUND SERVICE RUN-INS WHEN DIGGING

DOWNPIPES TO BE CONNECTED TO SOAKWELLS BY BUILDER

**NOTE: EXHAUST FANS FLUMED TO EXTERNAL AIR THROUGH ROOF ABOVE OR IN CEILING SPACE TO WALL VENT AS PER PLAN. EXHAUST FLUME VENTS NOT TO BE FITTED ON FRONT ELEVATION WHEREVER POSSIBLE. FLUMED VENTS SHALL BE PROVIDED IN ACCORDANCE WITH STATUTORY AUTHORITY REQUIREMENTS.**

**ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL BE CONSIST ENTIRELY OF, OR A COMBINATION OF, MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL B EPRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH PART 3.2 OF THE NCC**

WELL TO BE REMOVED FROM SITE AND FILLED DURING CONSTRUCTION

UNIT 3 SHADOW CAST @MIDDAY ON NEIGHBOUR ON 21 JUNE INDICATED ON PLANE AT 11.0M 5 SQM SHADOW ON NEIGHBOUR

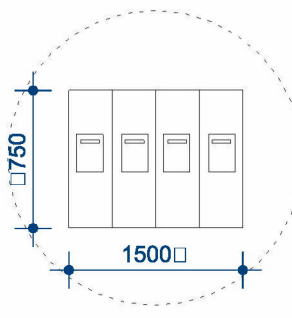
UNIT 2 SHADOW CAST @MIDDAY ON NEIGHBOUR ON 21 JUNE INDICATED ON PLANE AT 11.0M 5 SQM SHADOW ON NEIGHBOUR

UNIT 1 SHADOW CAST @MIDDAY ON NEIGHBOUR ON 21 JUNE INDICATED ON PLANE AT 11.0M 5 SQM SHADOW ON NEIGHBOUR

Lot 507

Lot 509

COMMON PROPERTY 158.37 SQM  
 UNIT 1 - 258.218M<sup>2</sup>  
 UNIT 2 - 185.685M<sup>2</sup>  
 UNIT 3 - 186.597M<sup>2</sup>  
 UNIT 4 - 216.14M<sup>2</sup>



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**SITE PLAN**

Scale: 1 : 200

Notes: A04

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2

## DRIVEWAY SECTION

1 : 200

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**Road and Rail Noise Quiet House Design** – In accordance with State Planning Policy 5.4 - Road and Rail Noise, DESIGN TO BE IN ACCORDANCE WITH Road and Rail Noise Guidelines

LANDSCAPING WATERED USING A MOISTURE CENSORED RETICULATION SYSTEM PLANTS TREATED WITH SEAWEED SOLUTION APPLY AGED MULCH & SLOW RELEASE FERTILIZER & SOIL CONDITIONER

659  
527 1 2 3  
1X WASTE AND 1 X RECYCLING BIN FOR EACH UNIT. DIMENSIONED 600MM X 750MM (PER BIN) TO BE TAKEN INDIVIDUALLY TO ROAD FOR COLLECTION.

### LEGEND

PIC	SYMBOL	INFORMATION	POT SIZE	MATURE GROWTH SIZE	PIC	SYMBOL	INFORMATION	HEIGHT MAXIMUM
		EREMOPHILA KALBARI CARPET	140MM	0.3M X 3.0M W			COLORBOND STEEL FENCING	1.8m
		DIANELLA HYBRID VARIEGATED VARIEGATED FLAX LILY	SLT				HERRINGBONE STYLE PAVING	1 COURSE
		WESTRINGIA FRUTICOSA COASTAL ROSEMARY					BUFFALO GRASS	N/A
		Citrus x limon 'Eureka Lemon tree'					DEEP SOIL AREA/ RICHGRO ENVIROMULCH	N/A
		LIGHTING BOLARDS					STEEL CLOTHES LINE BOLTED TO WALL	1.5m
		1500w x 1200 deep SOAKWELL W/-GRATE (TRAFFICABLE LID)					COLORBOND STEEL FENCING	



LIGHTING BOLARDS DOWN THE SIDE OF THE DRIVEWAY

- 1500w x 1200 deep SOAKWELL W/-GRATE (TRAFFICABLE LID)
- 1500w x 900 DEEP SOAKWELL

1

## LANDSCAPE

1 : 200

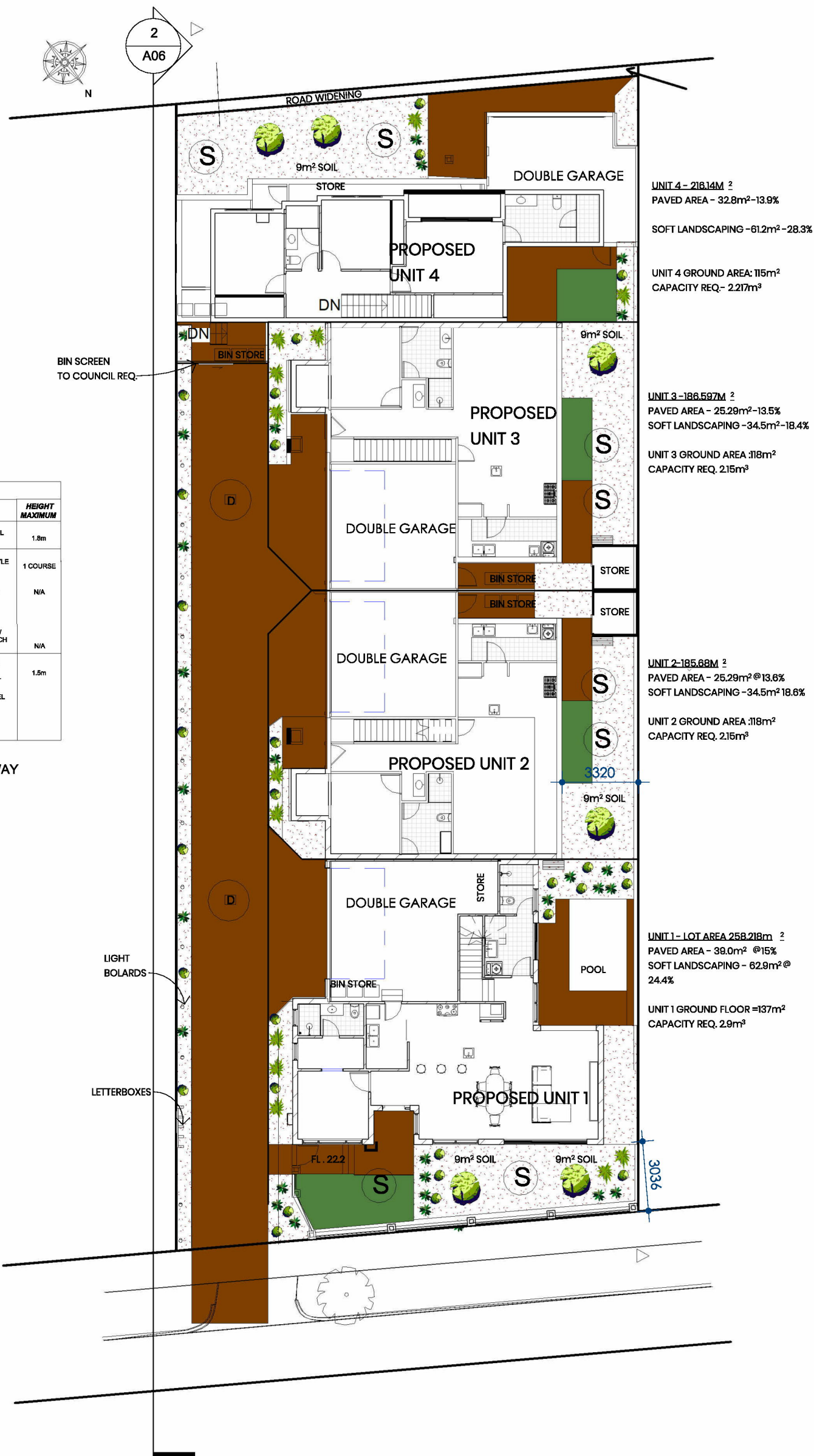
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VICTORIA PARK  
Project Status: PLANNING

### LANDSCAPE PLAN

Scale: 1 : 200

Notes: A05

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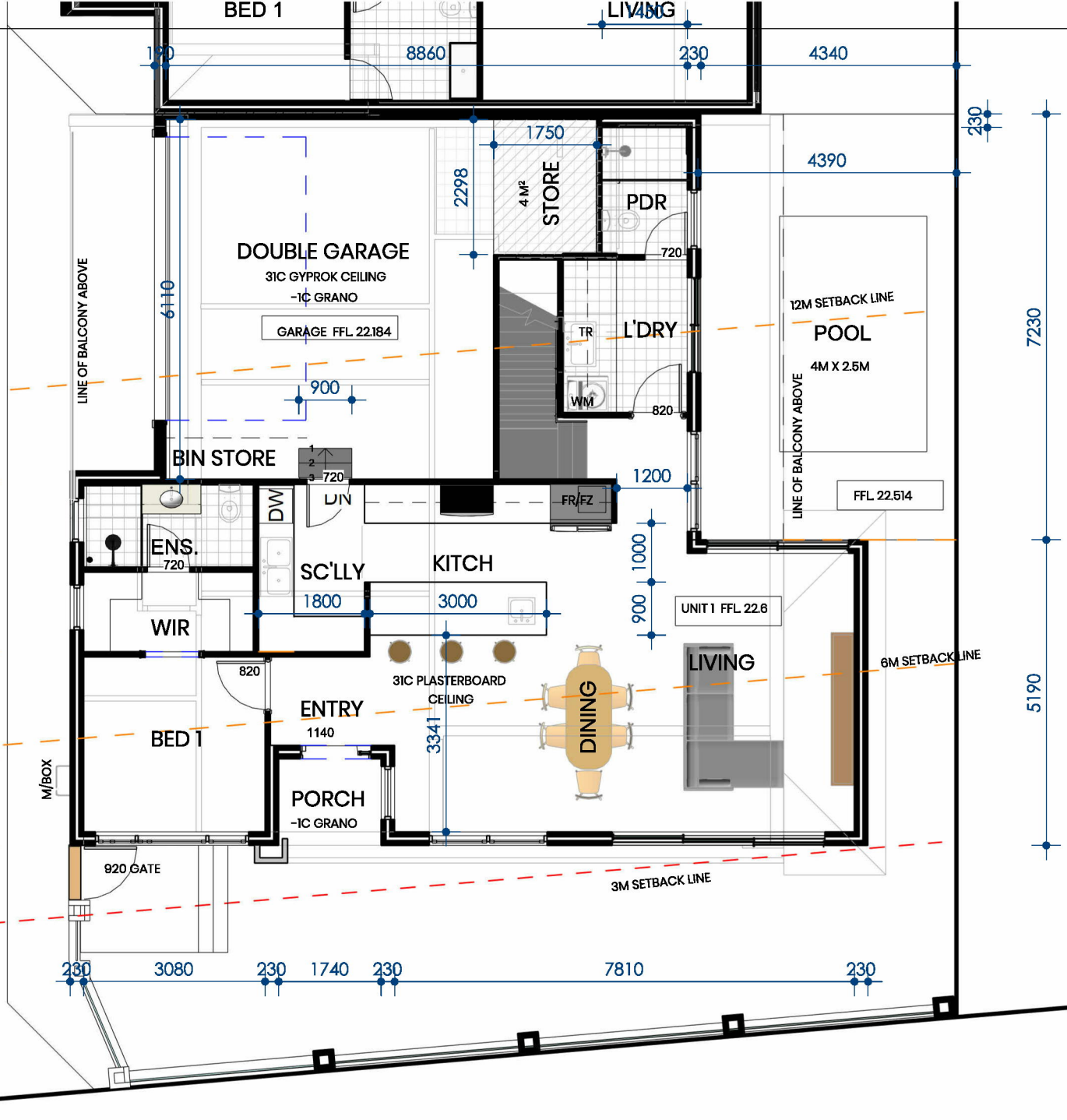


N

SUSTAINABILITY NOTE:  
GPO FOR ELECTRIC CAR CHARGER IN GARAGE TO BE SHOWN ON ELECTRICAL PLANS

BUILDER/OWNER TO SUPPLY TO ROOF:  
Solar PV system with the following minimum  
3kW size inverter and Solar battery storage  
of a minimum 8kWh

Ceiling fans provided to all bedrooms



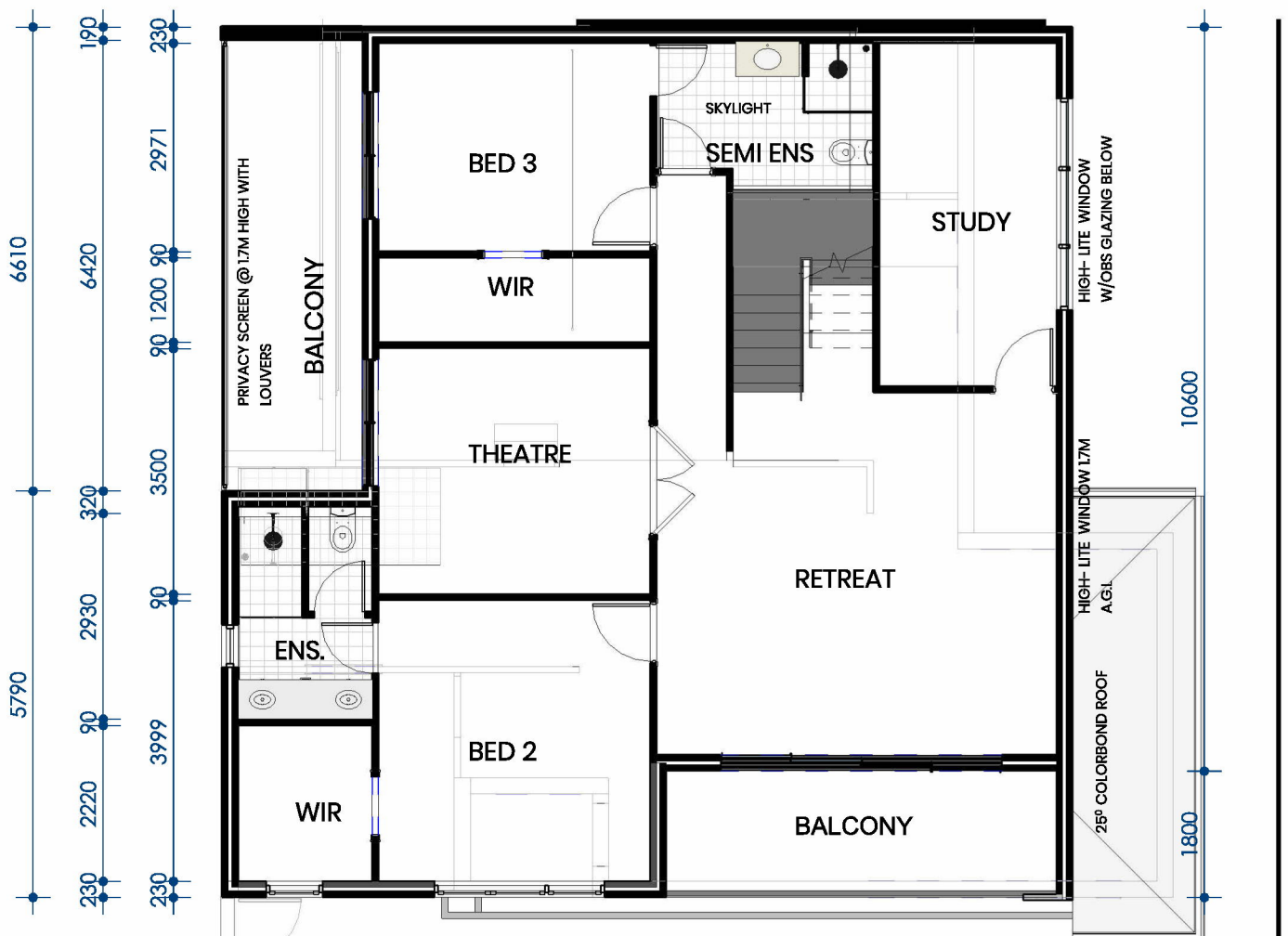
# UNIT 1 GROUND

1

1 : 100

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UNIT 1	
Area	Name
39 m <sup>2</sup>	UNIT 1 GARAGE
98 m <sup>2</sup>	UNIT 1 GROUND
13 m <sup>2</sup>	BALCONY
127 m <sup>2</sup>	UNIT 1 FIRST
10 m <sup>2</sup>	BALCONY 2
287 m <sup>2</sup>	



# UNIT 1 FIRST FLOOR

2

1 : 100

177 SWANSEA ST EAST  
VICTORIA PARK

Project Status: PLANNING

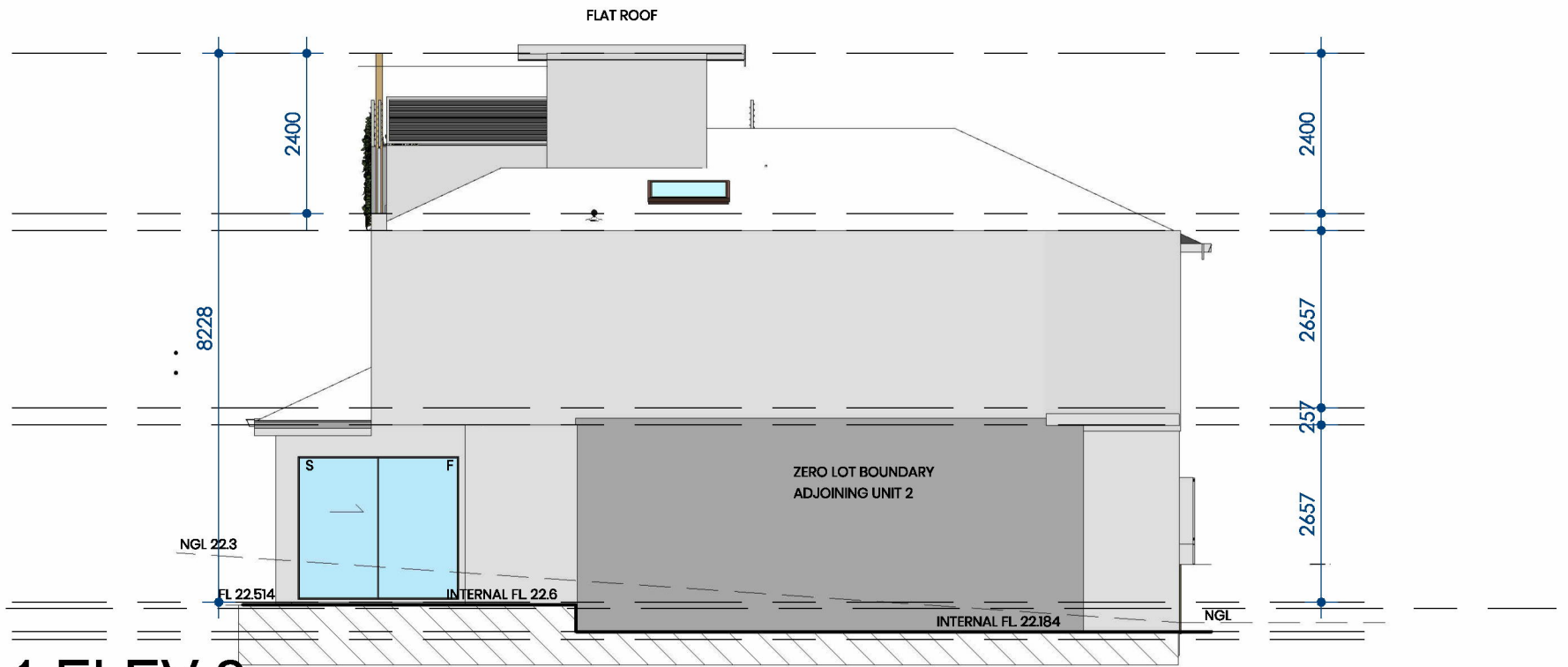
UNIT 1 GROUND AND  
FIRST FLOOR

Scale: 1 : 100

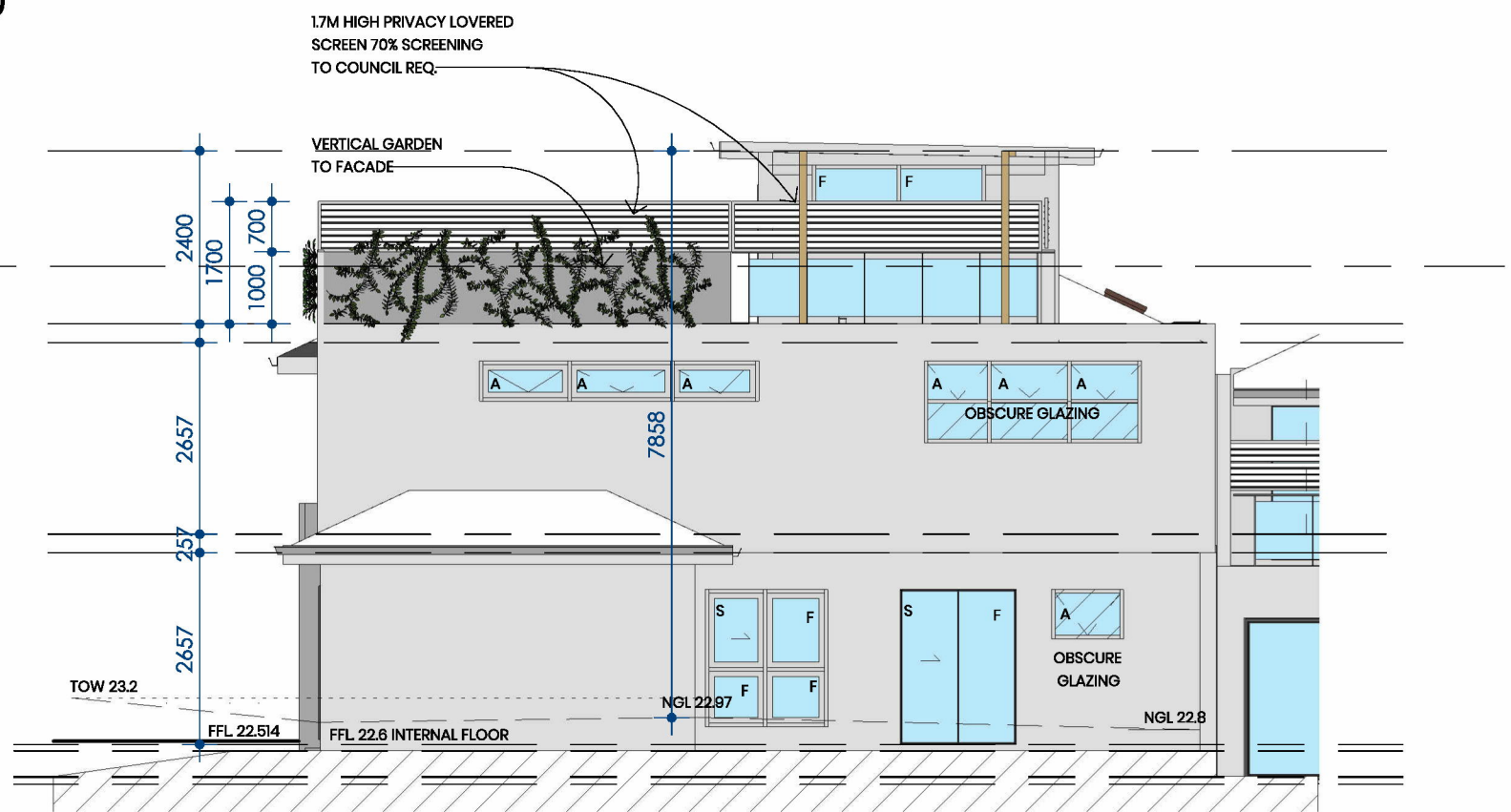
Notes:

A06

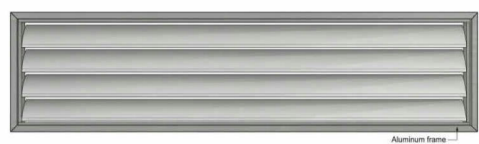
COPYRIGHT TO



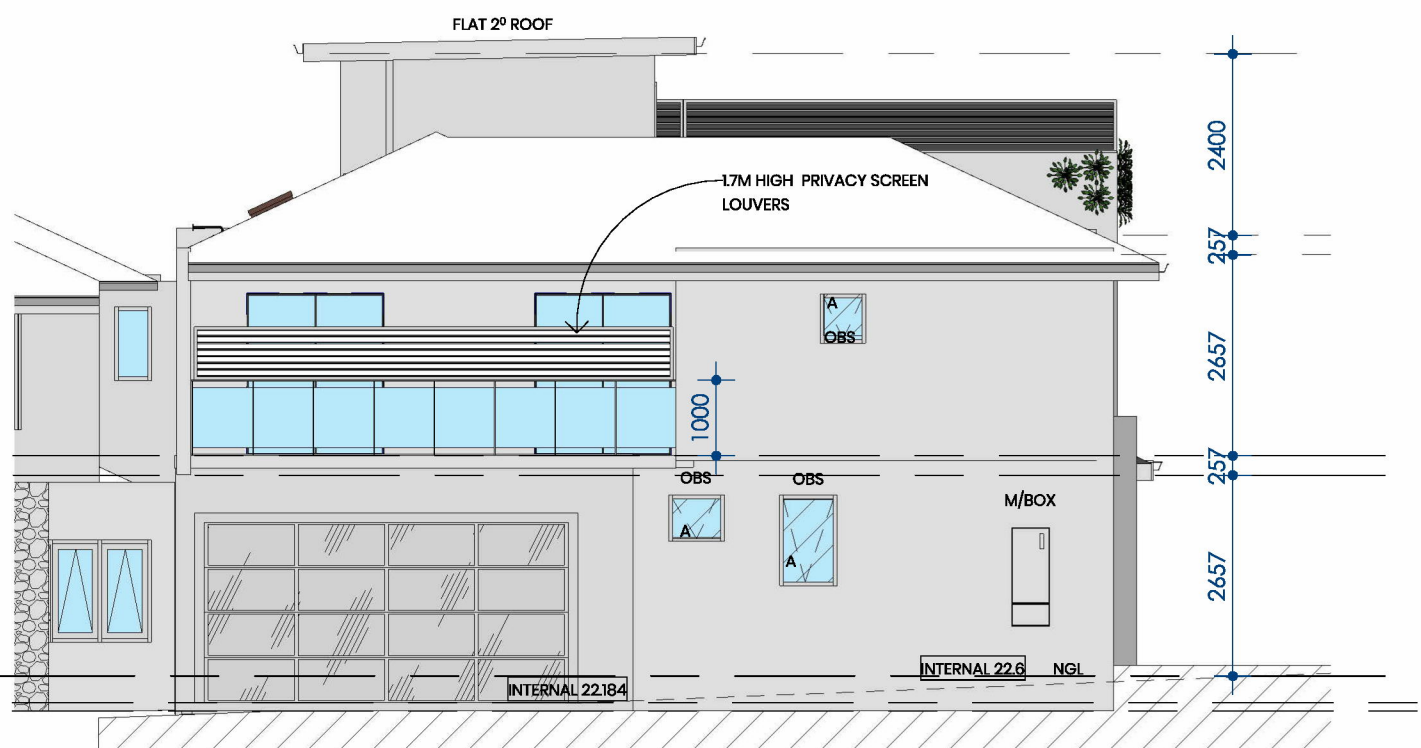
1 UNIT 1 ELEV 2  
1 : 100



3 U1 ELEV 3  
1 : 100



PRIVACY SCREEN TO CONSIST OF FIXED ALUMINIUM LOUVRES PITCH-ANGLED UPWARDS TO BLOCK DOWNWARD SIGHTLINES. MAXIMUM VISUAL BLOCKAGE TO BE 70% (MIN 30% NET FREE AREA)



2 U1 ELEV 4  
1 : 100

177 SWANSEA ST EAST  
VICTORIA PARK

Project Status:

UNIT 1 ELEVATIONS

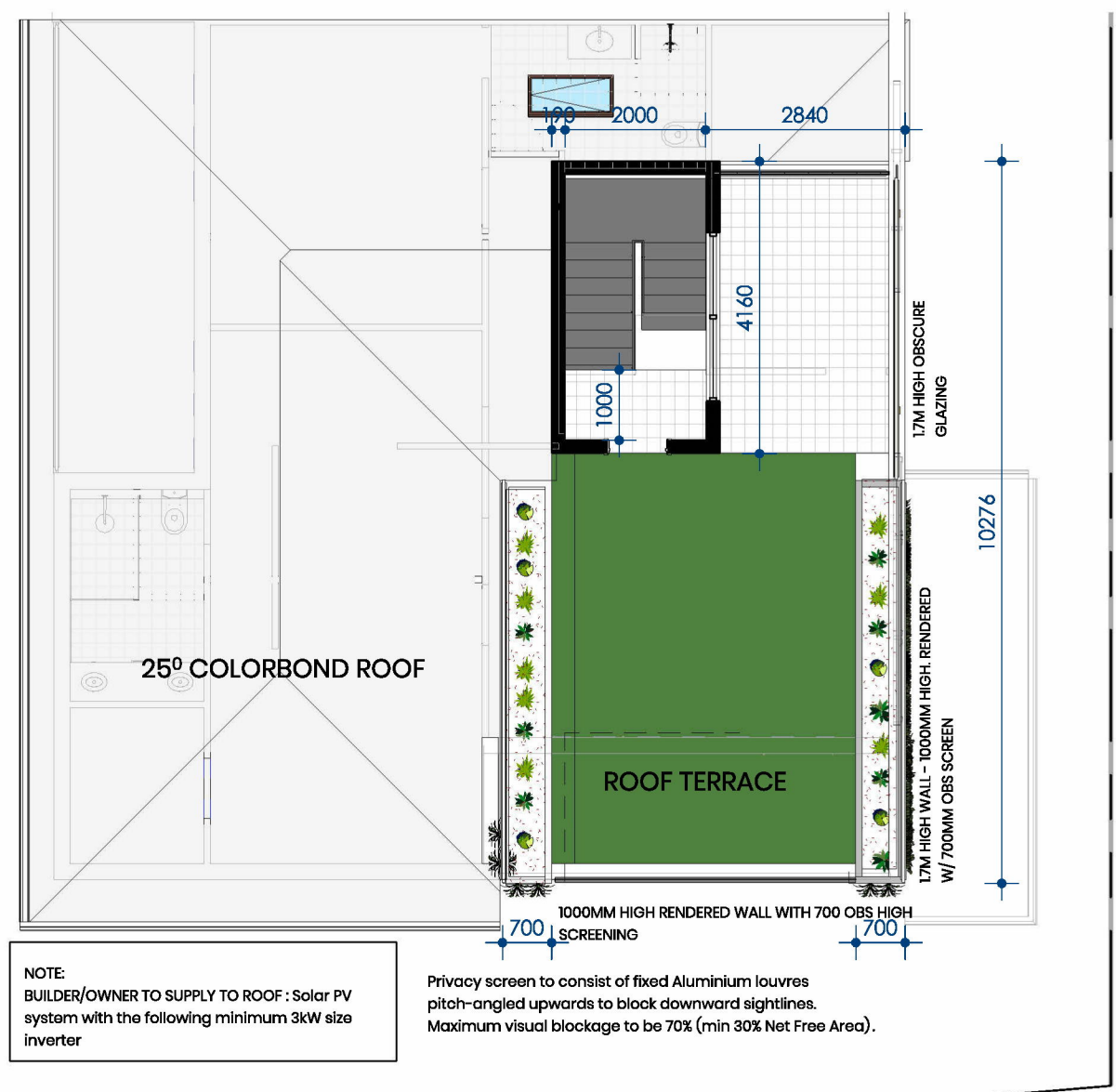
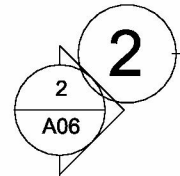
Scale: 1 : 100

Notes:



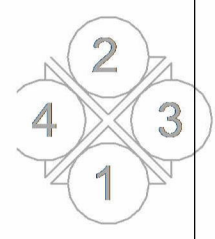
# UNIT 1 E1 FRONT

1 : 100



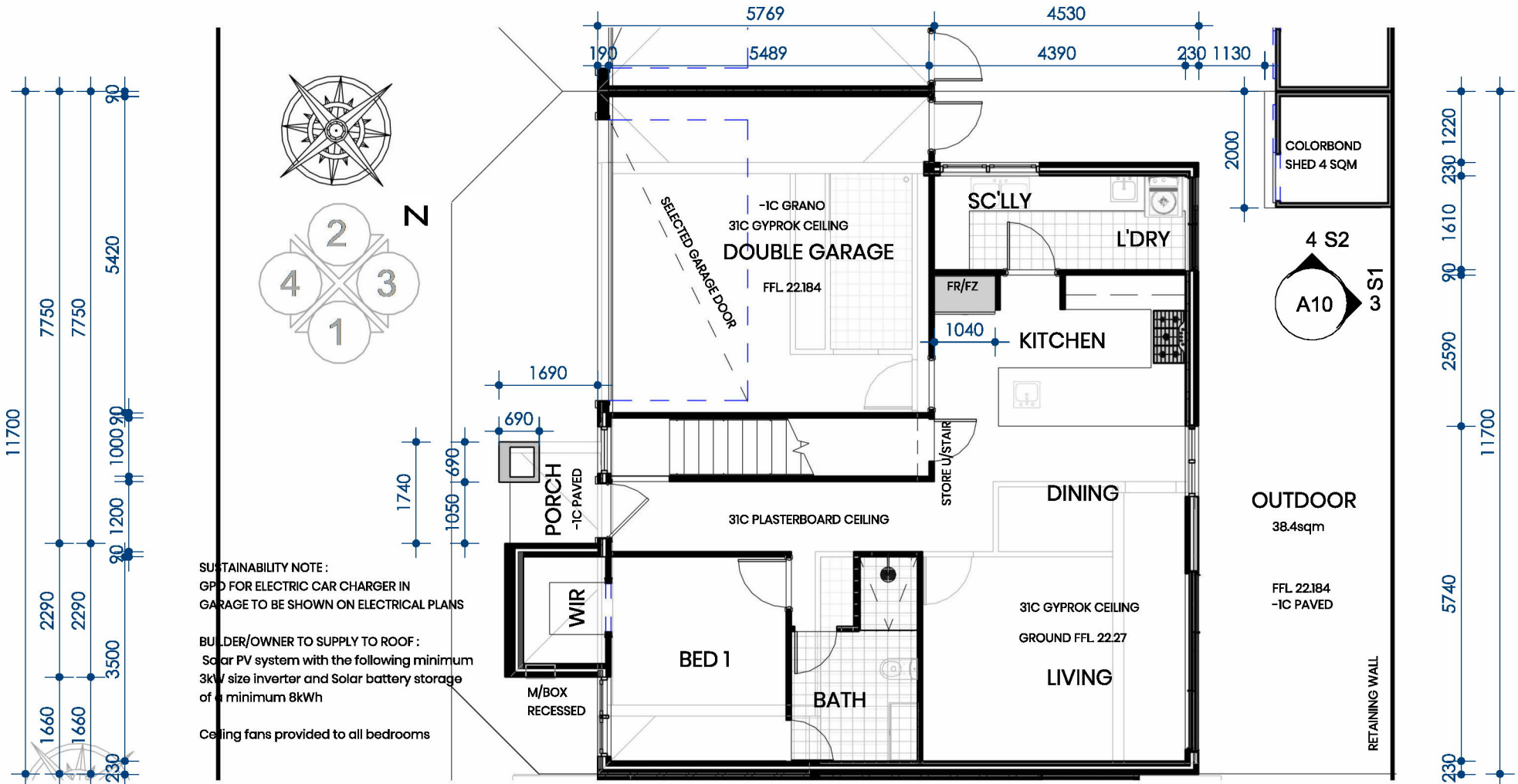
NOTE:  
 BUILDER/OWNER TO SUPPLY TO ROOF : Solar PV system with the following minimum 3kW size inverter

Privacy screen to consist of fixed Aluminium louvres pitch-angled upwards to block downward sightlines. Maximum visual blockage to be 70% (min 30% Net Free Area).

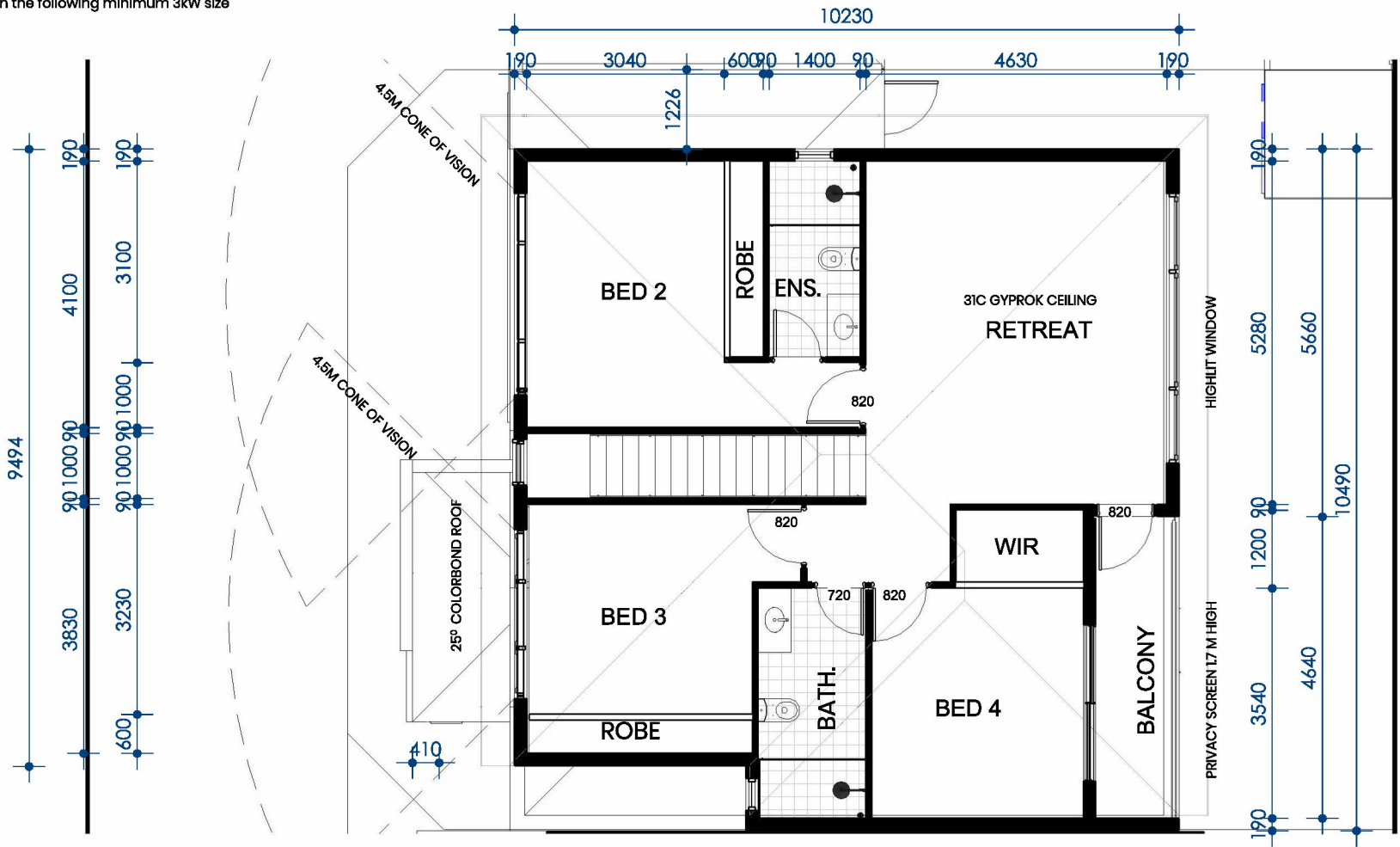


177 SWANSEA ST EAST	
VICTORIA PARK	
Project Status:	PLANNING
UNIT 1	
Scale:	1 : 100
Notes:	
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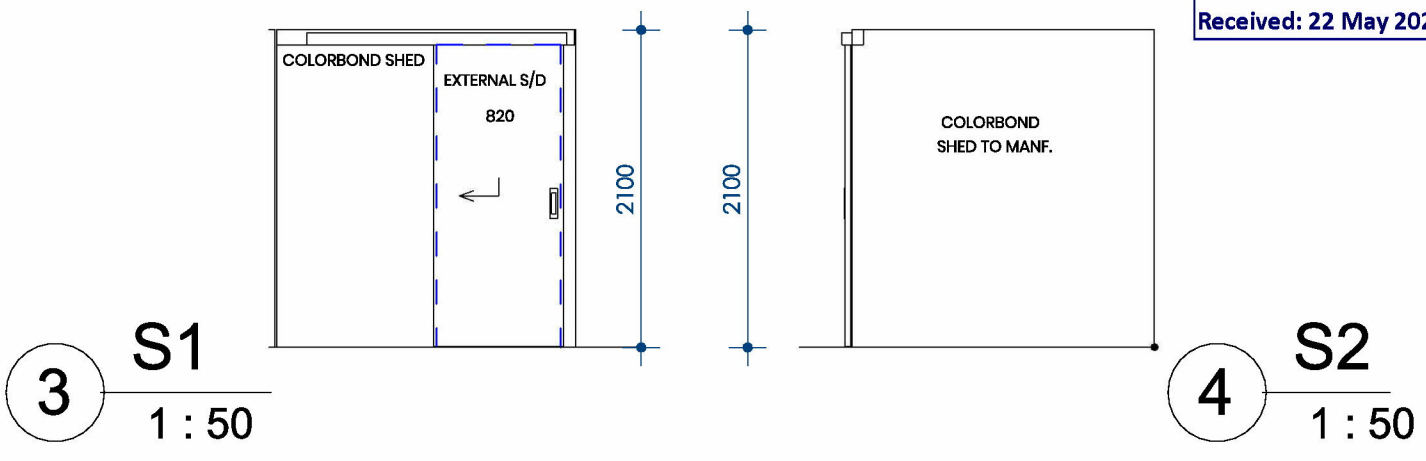
TOWN OF VICTORIA PARK  
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**1**  
**UNIT 2 GROUND**  
1 : 100  
NOTE:  
BUILDER/OWNER TO SUPPLY TO ROOF: Solar PV system with the following minimum 3kW size inverter

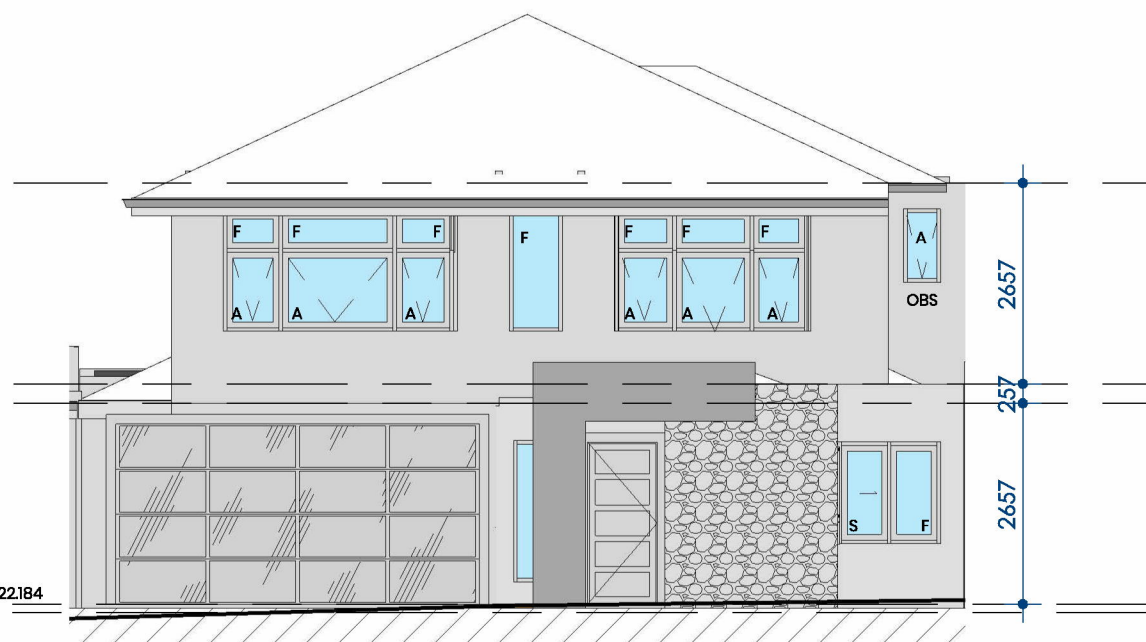


**2**  
**UNIT 2 FFL**  
1 : 100



**177 SWANSEA ST EAST**  
MELBOURNE PLANNING  
**UNIT 2**  
Scale: As indicated  
Notes:  
A09

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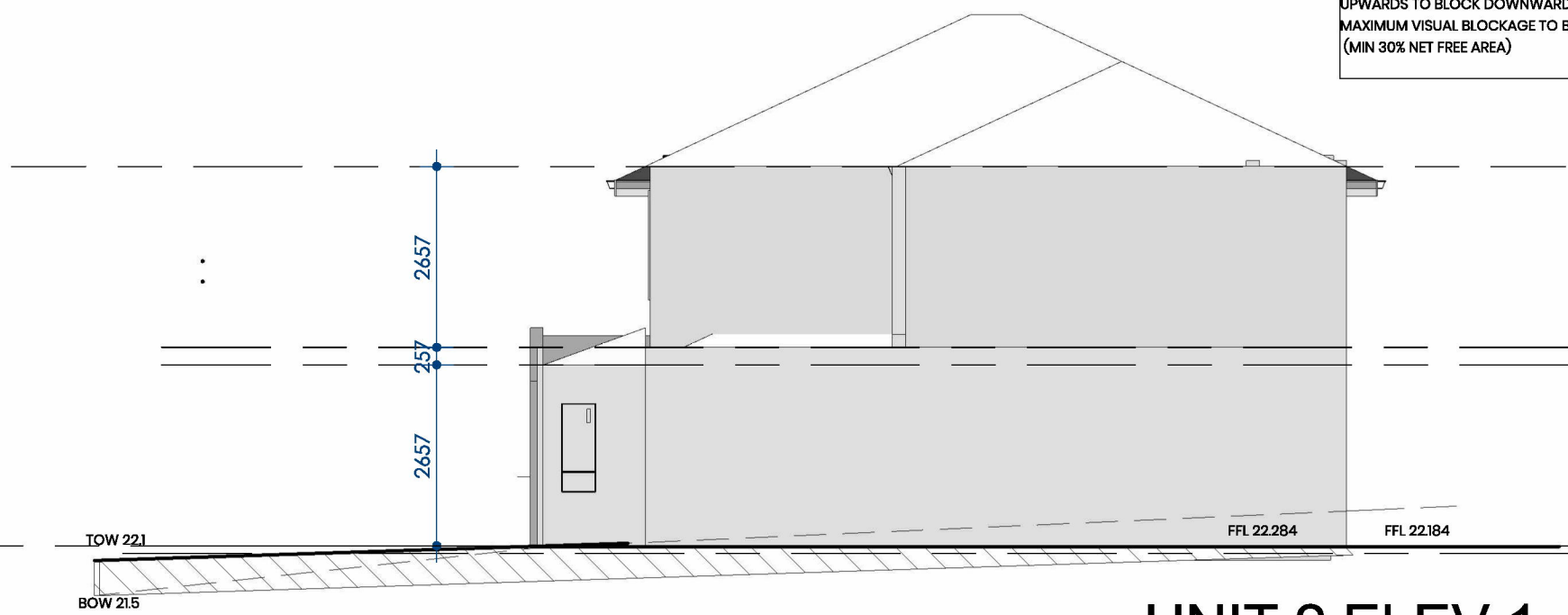


UNIT 2	
Area	Name
99 m <sup>2</sup>	UNIT 2 FIRST FLOOR
32 m <sup>2</sup>	UNIT 2 GARAGE
86 m <sup>2</sup>	GROUND UNIT 2
6 m <sup>2</sup>	BALCONY
<b>223 m<sup>2</sup></b>	

**3** UNIT 2 (FRONT) ELEV 4  
1 : 100

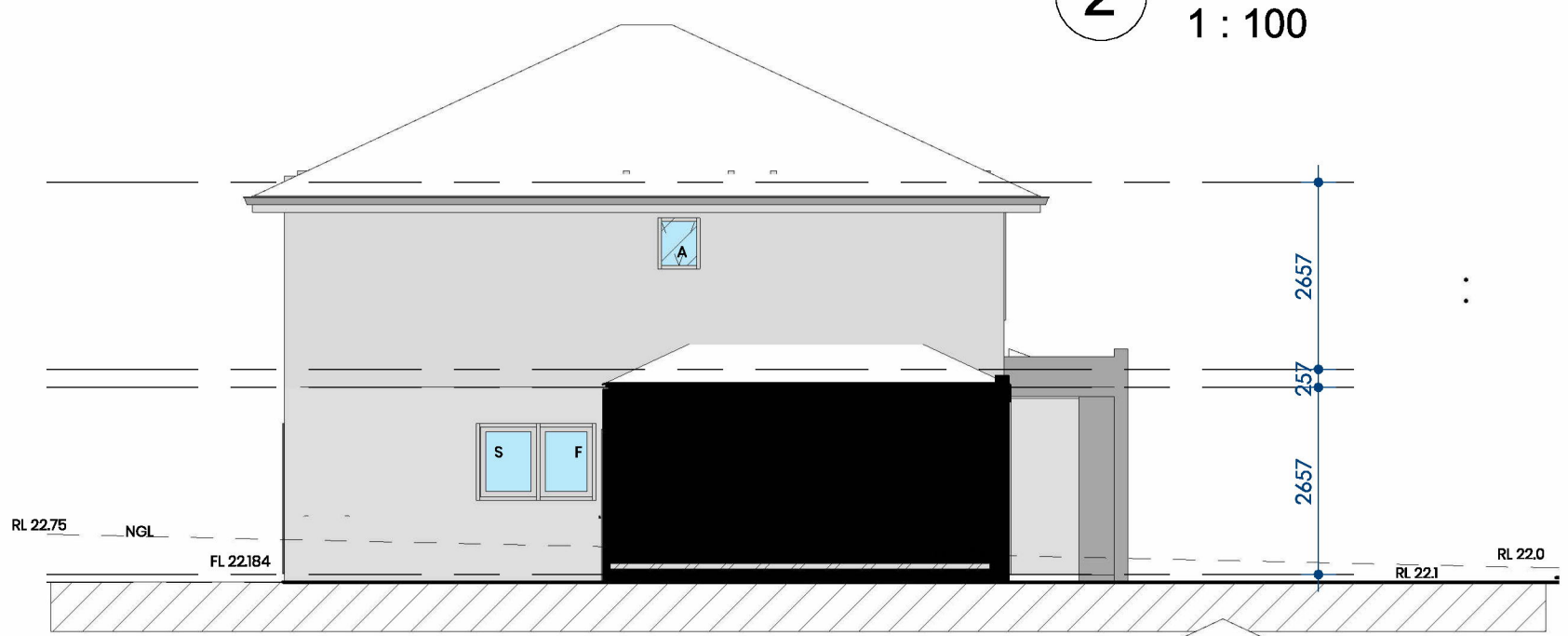


PRIVACY SCREEN TO CONSIST OF FIXED ALUMINIUM LOUVRES PITCH-ANGLED UPWARDS TO BLOCK DOWNWARD SIGHTLINES. MAXIMUM VISUAL BLOCKAGE TO BE 70% (MIN 30% NET FREE AREA)

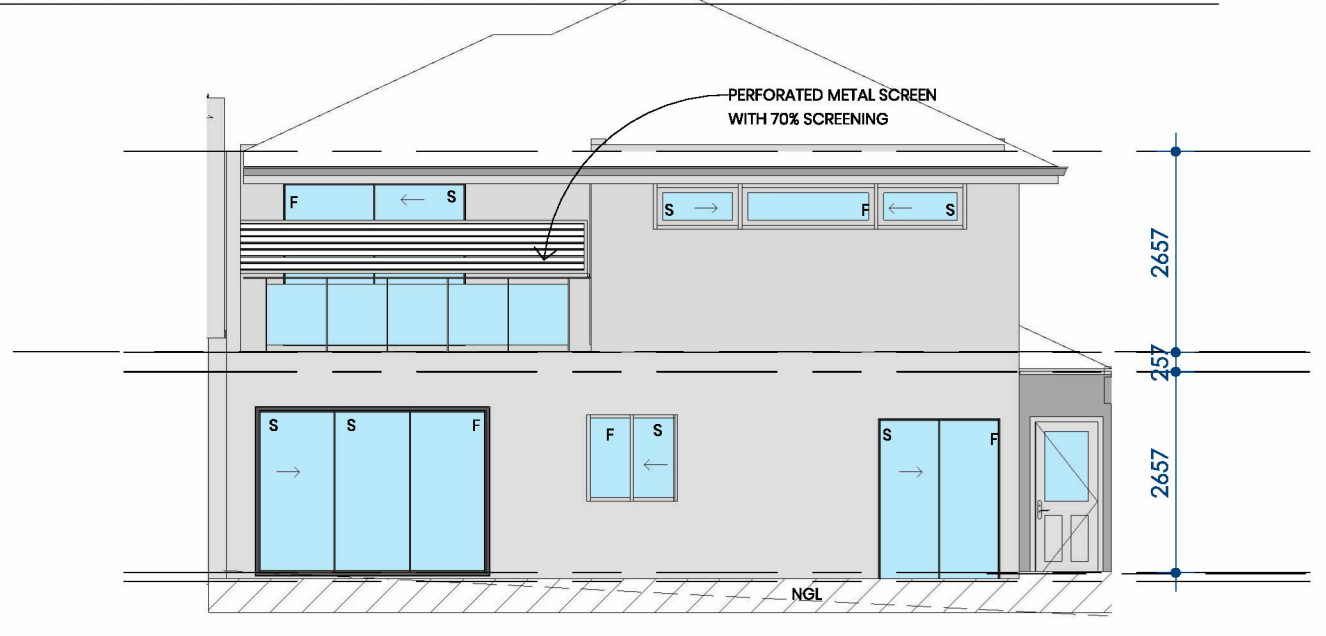


**2** UNIT 2 ELEV 1.  
1 : 100

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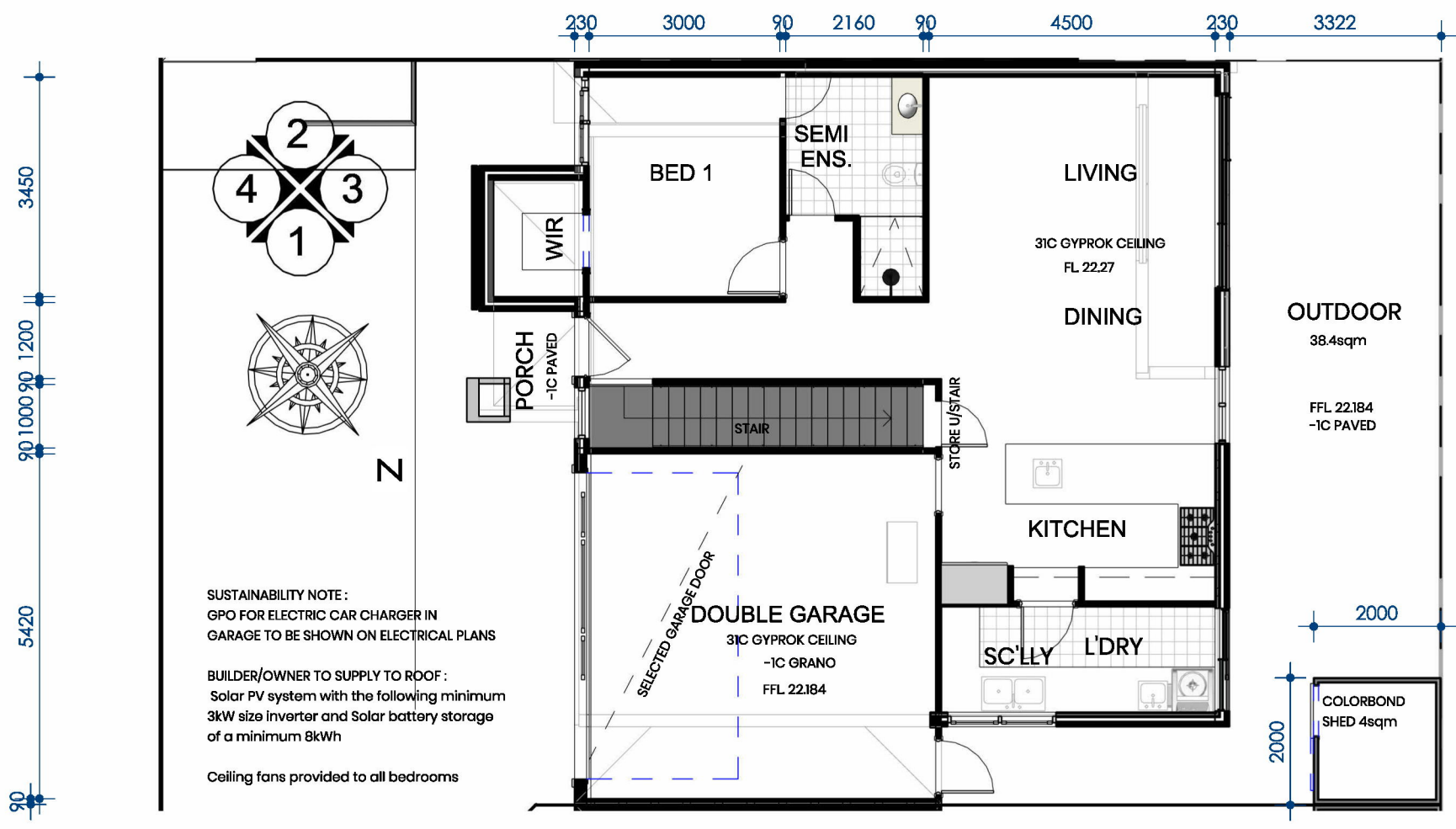


**1** UNIT 2 ELEV 2  
1 : 100

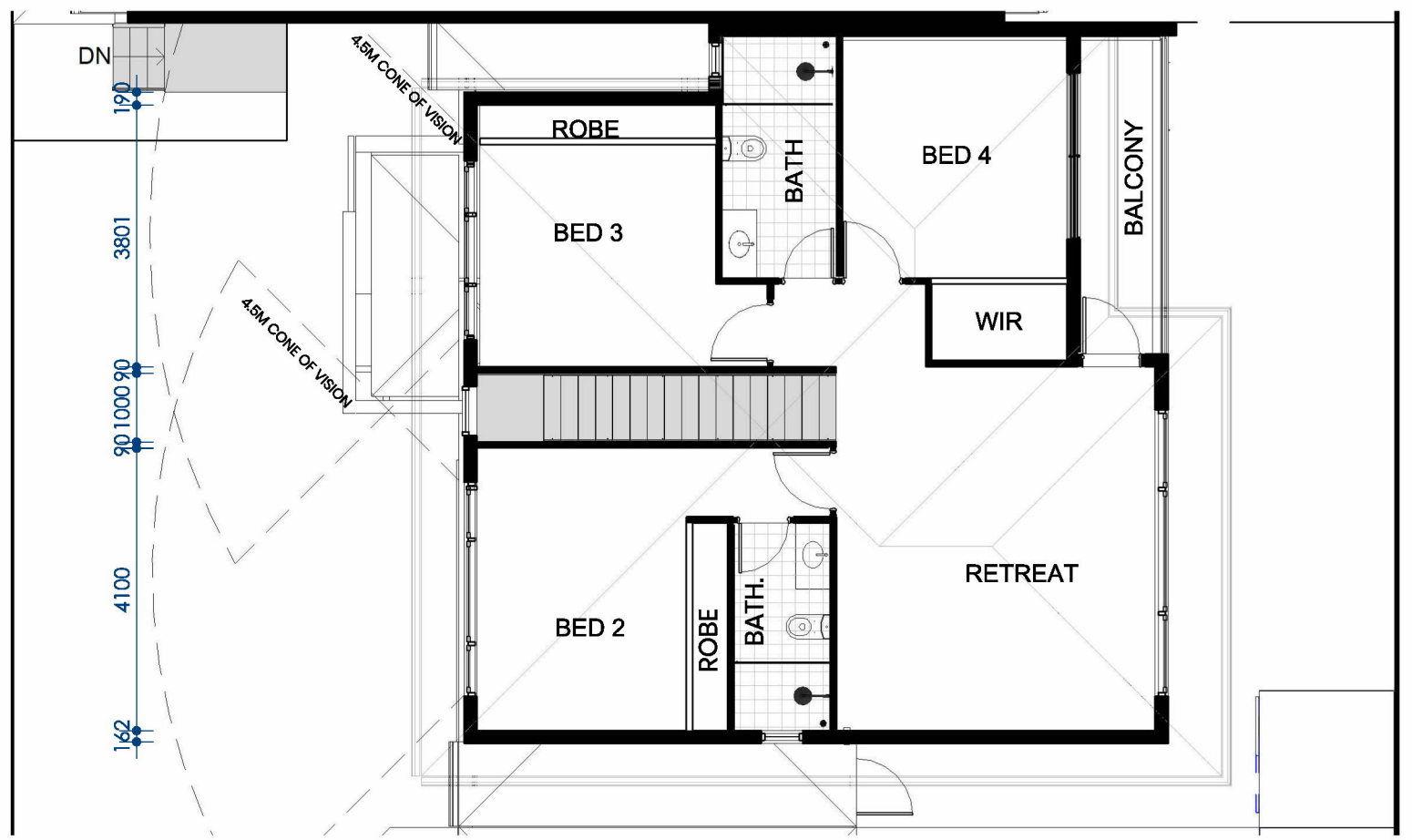
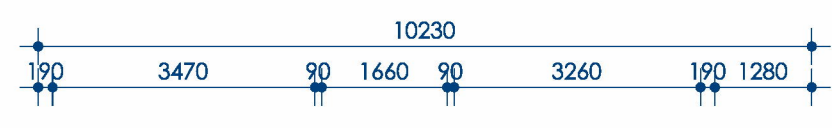


**4** UNIT 2 ELEV 3  
1 : 100

177 SWANSEA ST EAST  
 PROJECT STATUS  
 UNIT 2 ELEVATIONS  
 Scale: 1 : 100  
 Notes:  
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**1**  
**UNIT 3**  
 1 : 100



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**2**  
**UNIT 3 FFL**  
 1 : 100

UNIT 2 & 3	
Area	Name

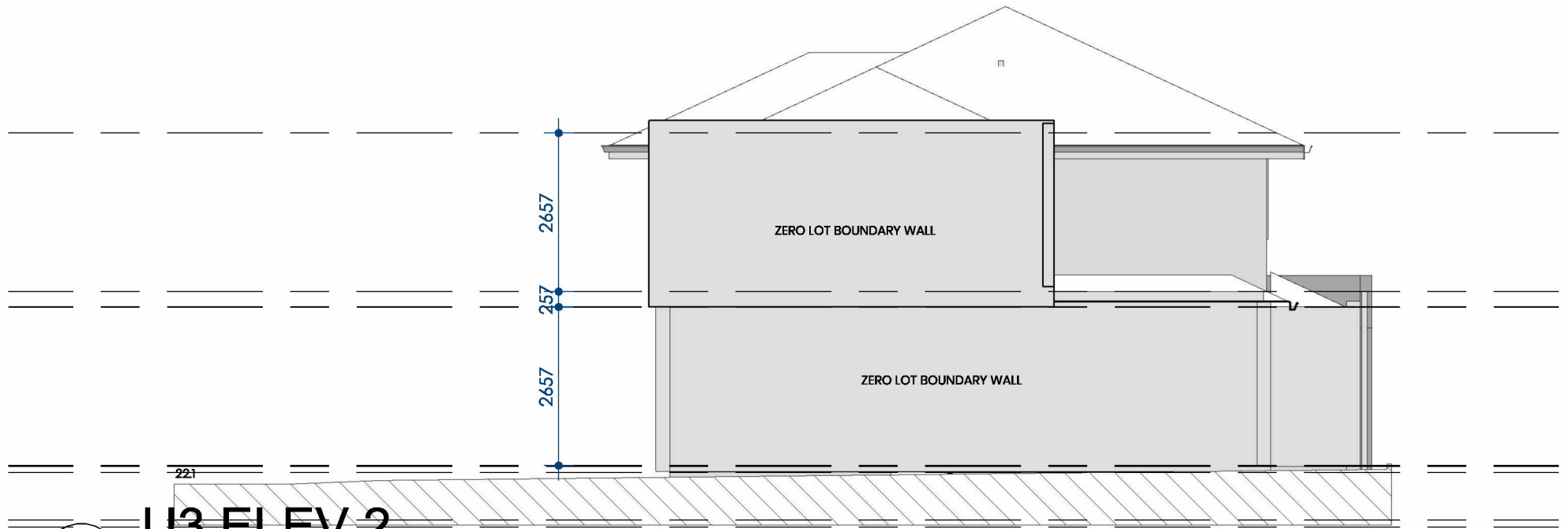
99 m <sup>2</sup>	UNIT 2 FIRST FLOOR
32 m <sup>2</sup>	UNIT 2 GARAGE
86 m <sup>2</sup>	GROUND UNIT 2
6 m <sup>2</sup>	BALCONY
<b>223 m<sup>2</sup></b>	

177 SWANSEA ST EAST  
 VICTORIA PARK  
 Project Status: **PLANNING**  
**UNIT 3 FLOOR PLAN**  
 Scale: 1 : 100  
 Notes:  
 COPYRIGHT TO [REDACTED] **A 1 1**

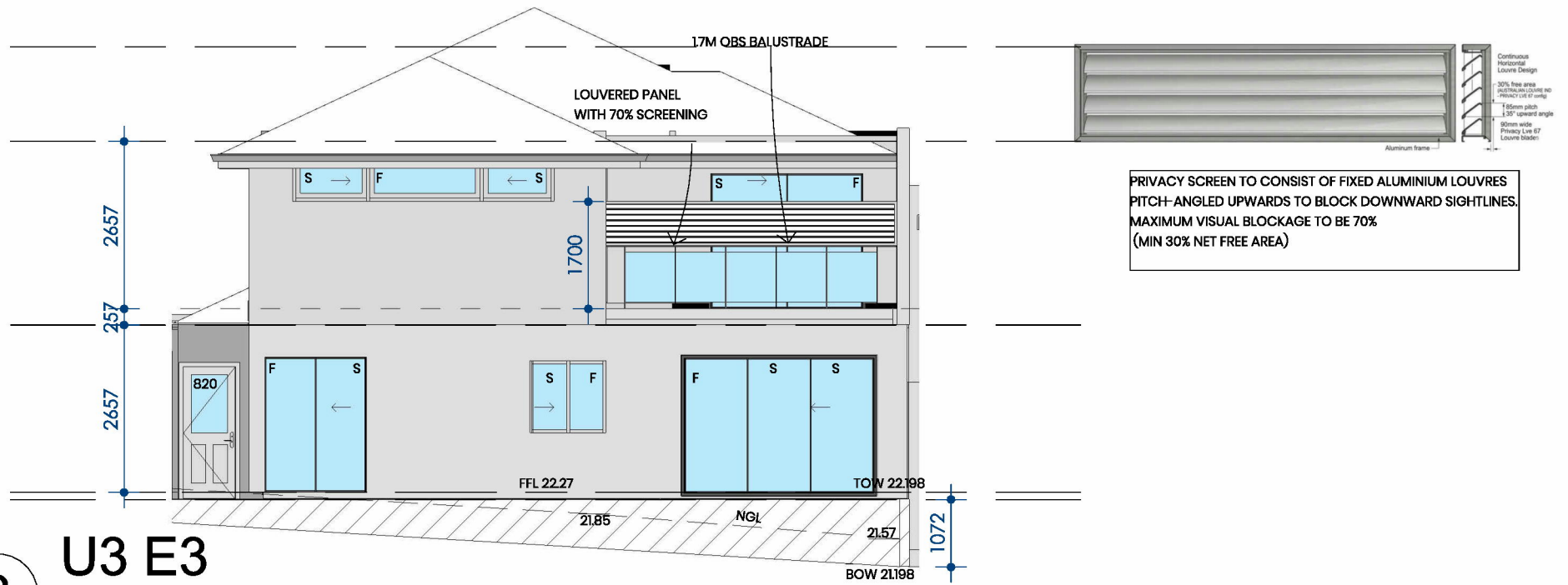
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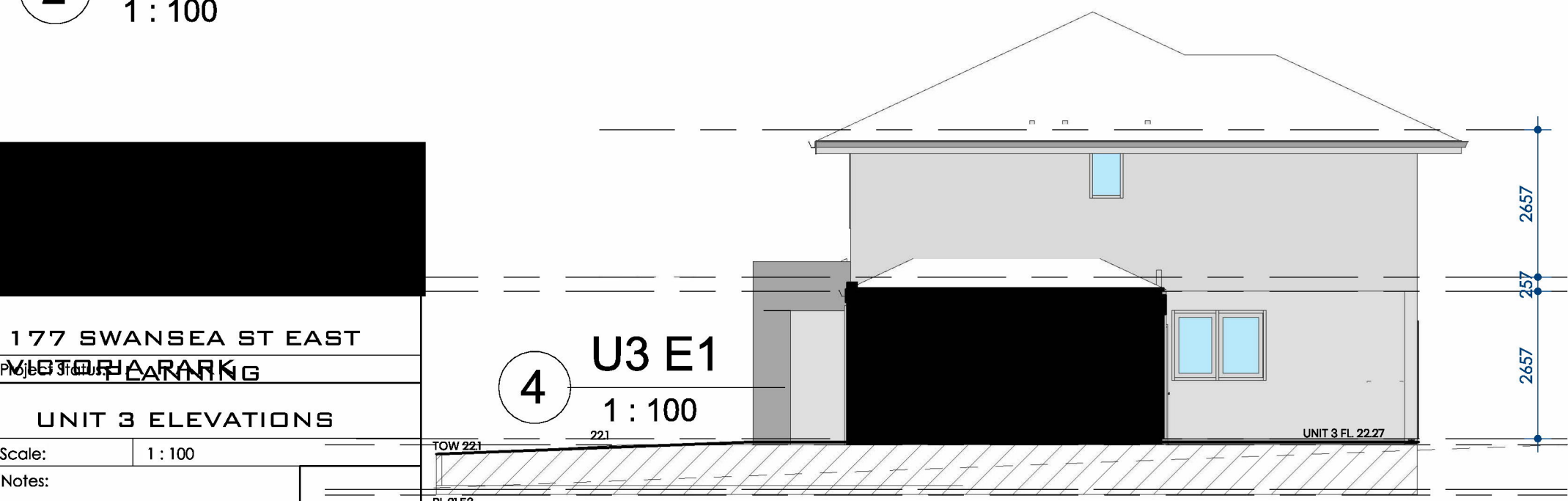
**1** UNIT 3 E4 (FRONT)  
1 : 100



**3** U3 ELEV 2  
1 : 100



**2** U3 E3  
1 : 100



**4** U3 E1  
1 : 100

177 SWANSEA ST EAST  
PROJECT BY PARRAKING

UNIT 3 ELEVATIONS

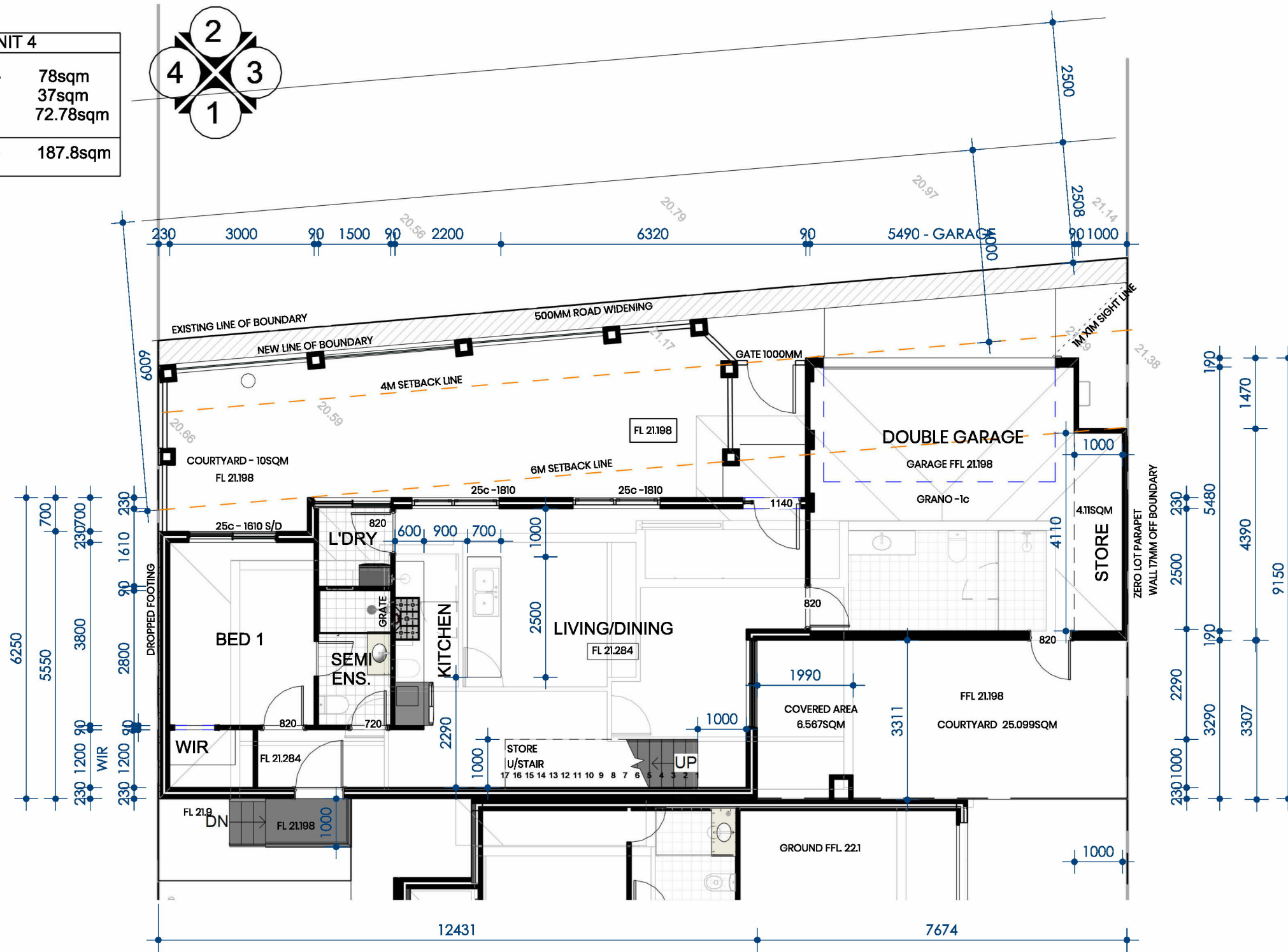
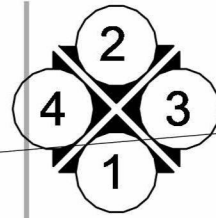
Scale: 1 : 100

Notes:

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A12

AREA UNIT 4	
GROUND FLOOR -	78sqm
GARAGE & STORE -	37sqm
FIRST FLOOR	72.78sqm
<b>TOTAL UNIT 4</b>	<b>187.8sqm</b>



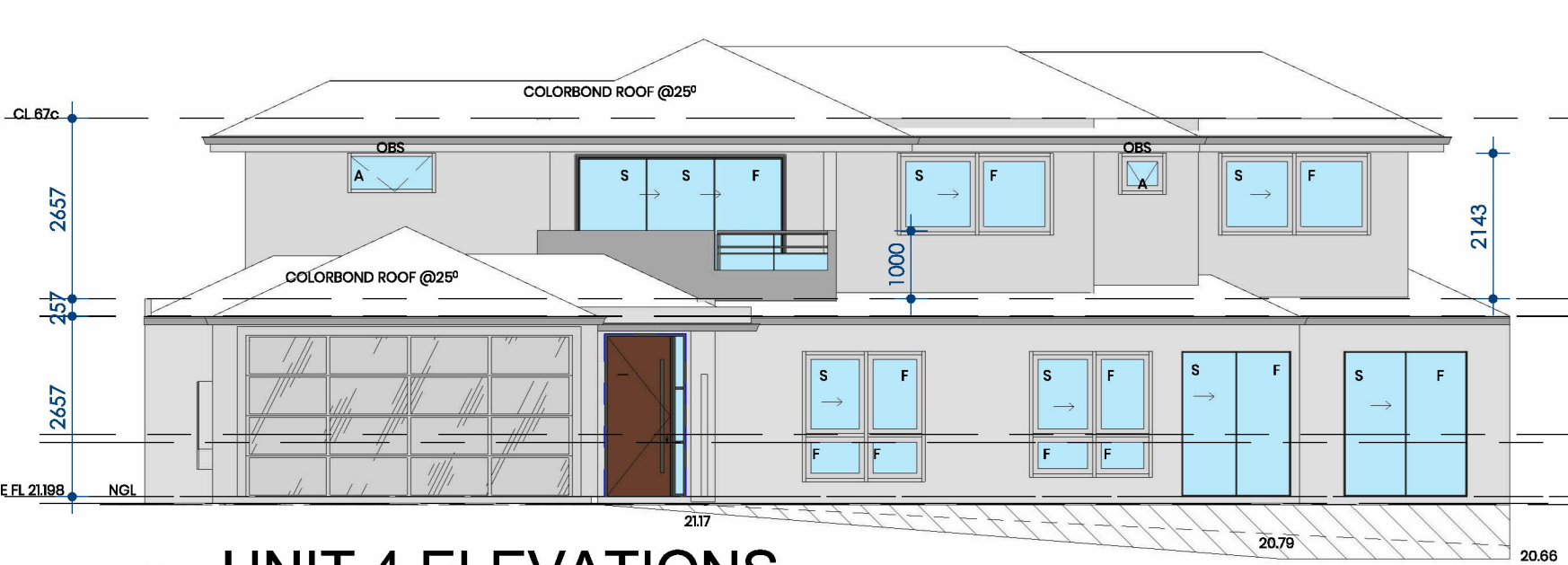
NOTE solar PV system with the following minimum 3kW size inverter(s) and Solar battery storage of a minimum 8kWh.

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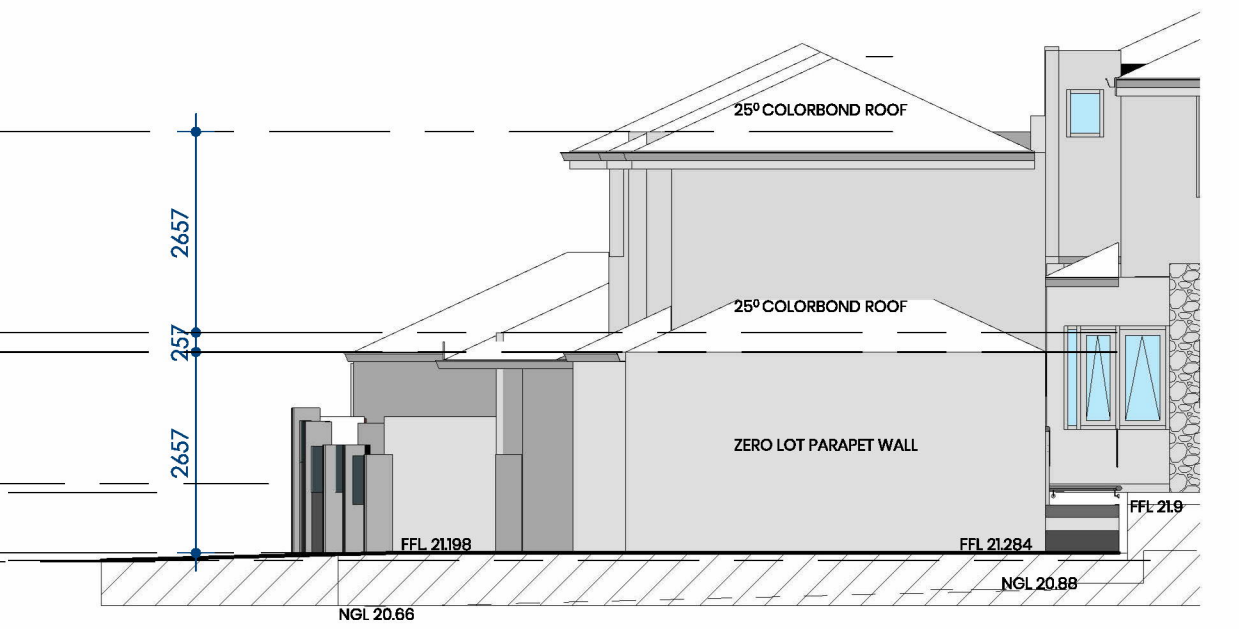
**1** UNIT 4 GROUND  
1 : 100

177 SWANSEA ST EAST VICTORIA PARK	
Project Status:	PLANNING
UNIT 4	
Scale:	1 : 100
Notes:	
A13	
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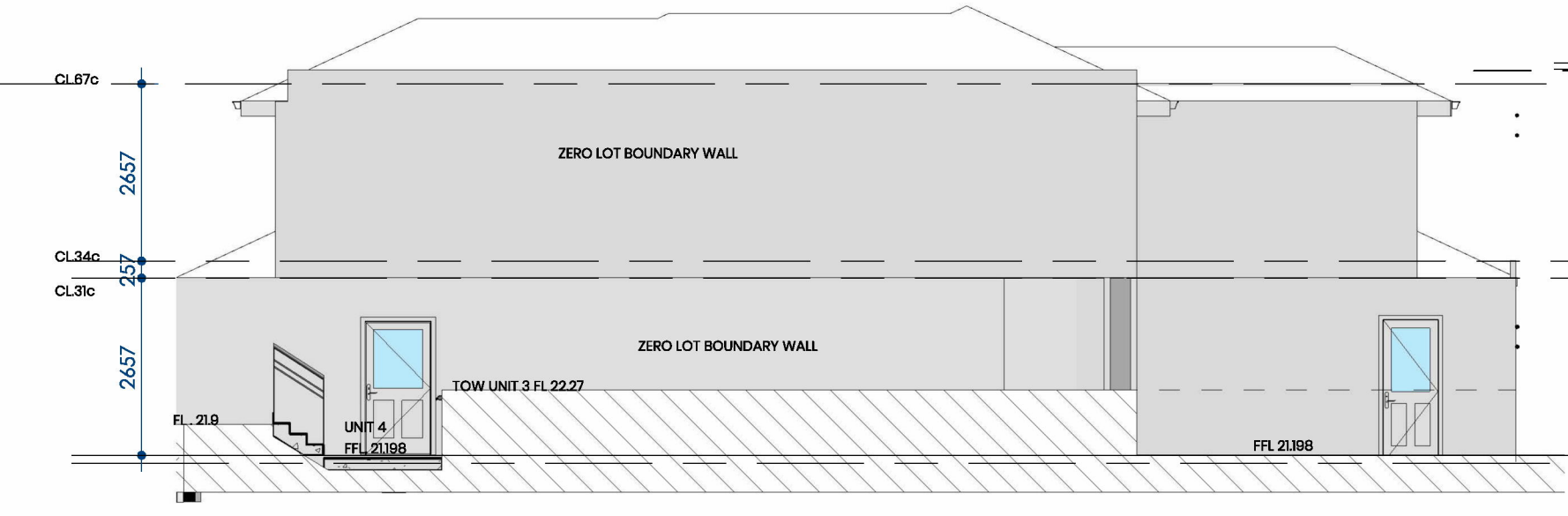


**4** UNIT 4 ELEVATIONS  
1 : 100

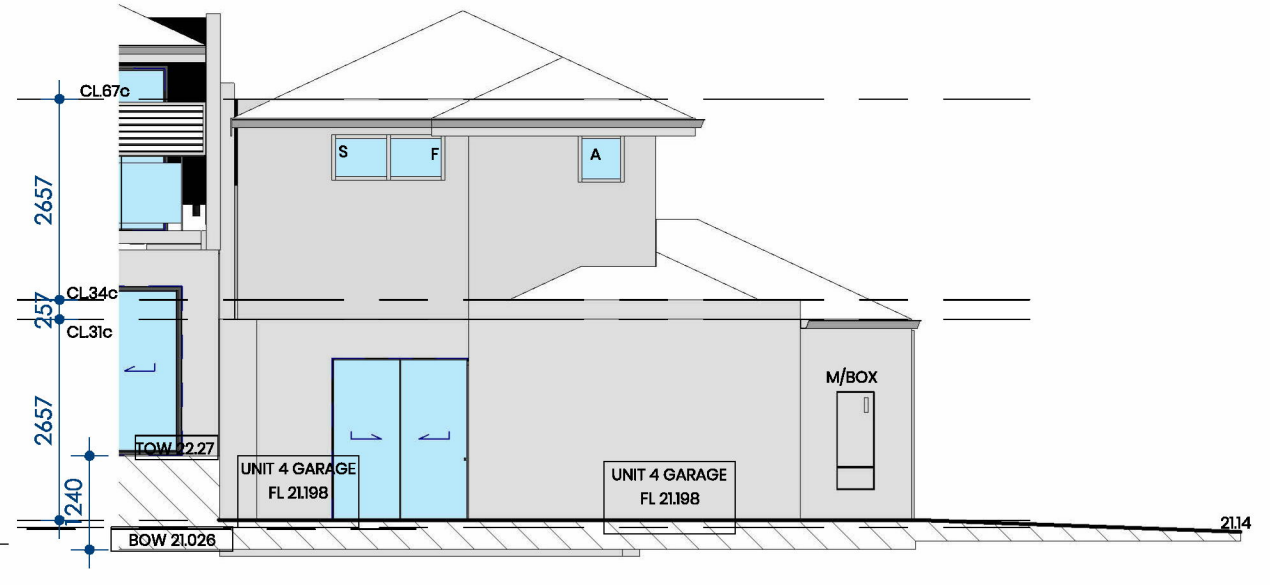


**3** U4 ELEV 4  
1 : 100

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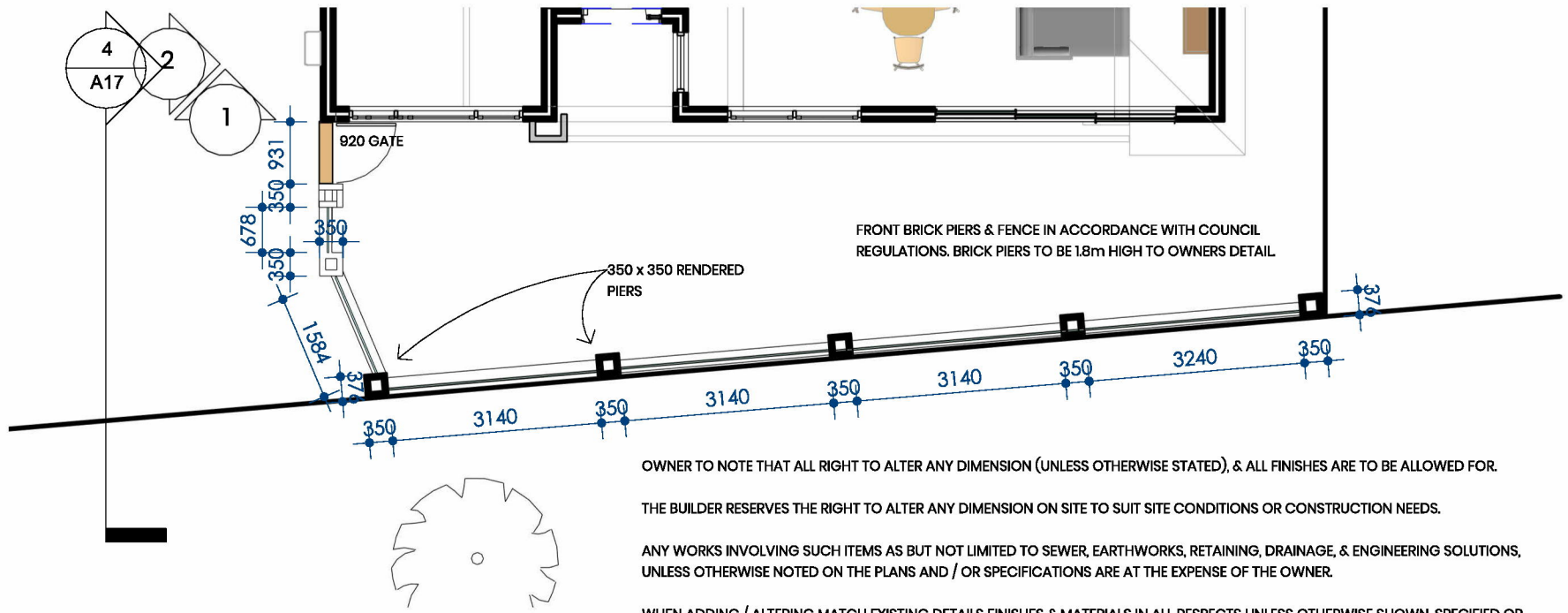


**2** U4 E1  
1 : 100



**1** U4 ELEV 3  
1 : 100

<b>177 SWANSEA ST EAST</b>		Project Status: <b>PLANNING</b>	UNIT 4	Scale: 1 : 100	Notes:	A15
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OWNER TO NOTE THAT ALL RIGHT TO ALTER ANY DIMENSION (UNLESS OTHERWISE STATED), & ALL FINISHES ARE TO BE ALLOWED FOR.

THE BUILDER RESERVES THE RIGHT TO ALTER ANY DIMENSION ON SITE TO SUIT SITE CONDITIONS OR CONSTRUCTION NEEDS.

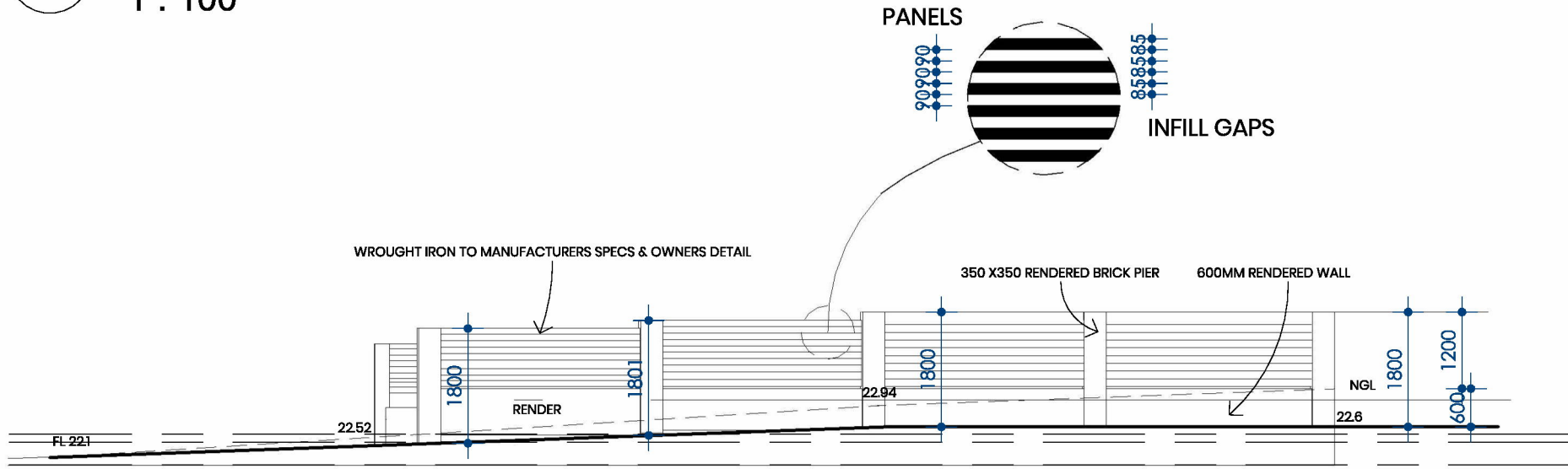
ANY WORKS INVOLVING SUCH ITEMS AS BUT NOT LIMITED TO SEWER, EARTHWORKS, RETAINING, DRAINAGE, & ENGINEERING SOLUTIONS, UNLESS OTHERWISE NOTED ON THE PLANS AND / OR SPECIFICATIONS ARE AT THE EXPENSE OF THE OWNER.

WHEN ADDING / ALTERING MATCH EXISTING DETAILS FINISHES & MATERIALS IN ALL RESPECTS UNLESS OTHERWISE SHOWN, SPECIFIED OR DIRECTED BY THE BUILDER.

ALL BUILDING & OTHER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA98 AND OTHER RELEVANT STANDARDS, REGULATIONS, BY-LAWS & LOCAL LAWS OF ALL STATUTORY AUTHORITIES.

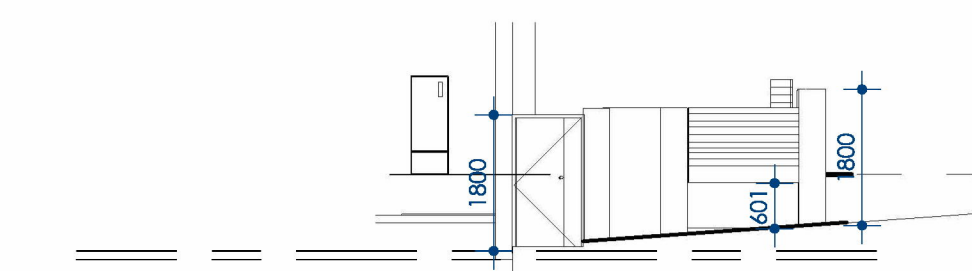
# 1 UNIT 1 FENCE PLAN

1 : 100



# 2 UNIT 1 FENCE

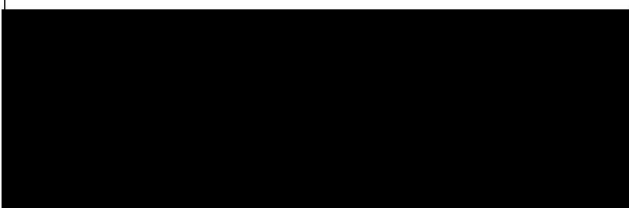
1 : 100



# 4 E2 FENCE

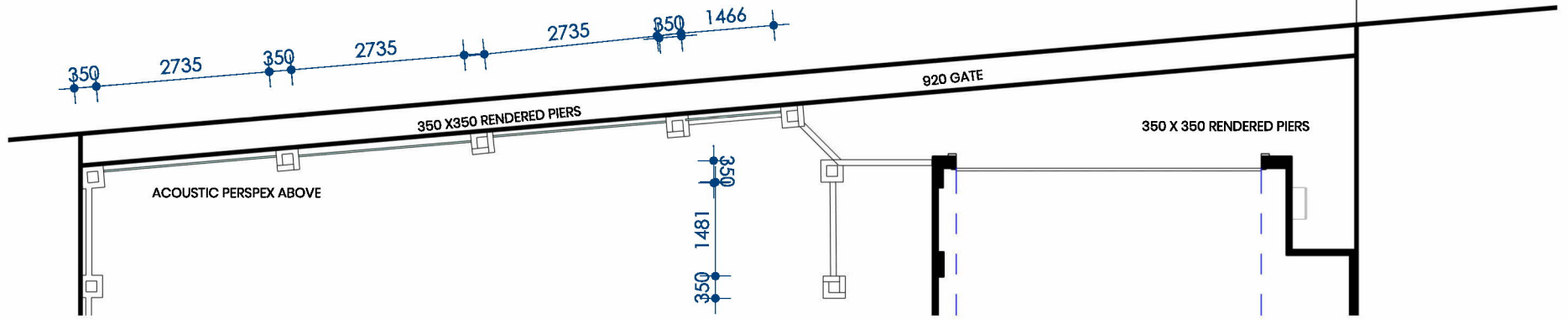
1 : 100

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VICTORIA PARK	
Project Status:	
UNIT 1 FENCE	
DETAILS	
Scale:	As Indicated
Notes:	
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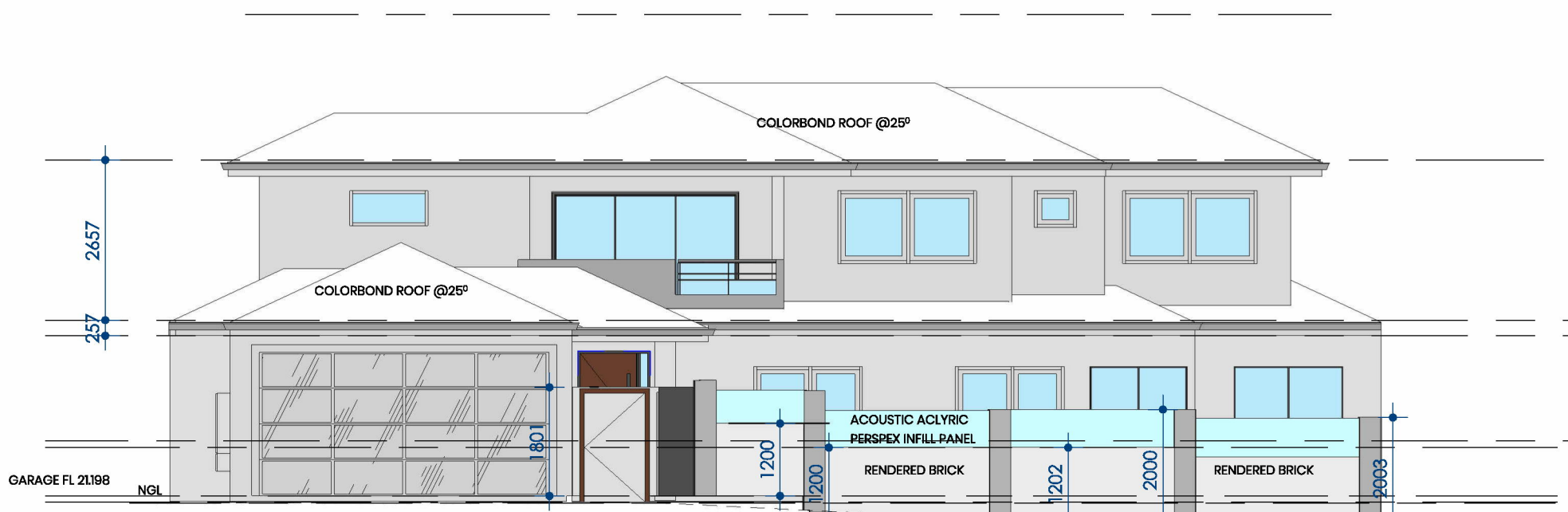
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1

# UNIT 4 FENCE PLAN

1 : 100

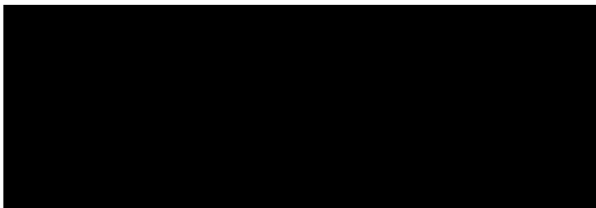


2

# U4 FENCE ELEVATIONS

1 : 100

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VICTORIA PARK	
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UNIT 4 FENCE DETAILS	
Scale:	1 : 100
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