

PNPE 9 FORM A - NOTICE OF AN AMENDMENT OF AN APPLICATION

WHY HAVE I RECEIVED THIS NOTICE AND WHEN IS ANY RESPONSE DUE?

1. There is a VCAT proceeding about a planning permit application or application to amend a planning permit. Information about that application and the proceeding is set out below.

2. VCAT's reference number for the proceeding is:

P1260/2023

The type of proceeding is:

Section 77 of the Planning and Environment Act 1987 - Application to review refusal of permit

3. The applicant wants to amend its application, as described below.

4. You are a person who VCAT requires be given notice the proposed amendment. Information about what you need to do to respond to this notice is set out below.

5. If you want to respond to this notice, VCAT must receive your statement of grounds by the following date:

01/03/2024

ABOUT THE APPLICATION

6. Name of applicant:

Carlton Post Office Pty Ltd

7. How to contact the applicant:

Email

vcat@pppartners.com.au

Phone

03 8626 9000

8. Permit / permit application number:

TP-2023-153

9. Brief description of the proposal:

Partial demolition of existing buildings and construct and carry out works to facilitate the development of a single dwelling.

10. Name of responsible authority:

Melbourne City Council

DETAILS OF PROPOSED AMENDMENT TO APPLICATION

11. The proposed amendments are to the:

application plans

proposed use, development or other reason for which a permit is required

Other, applicant to specify:

INFORMATION ABOUT THIS VCAT PROCEEDING

12. Date/s of hearing:

2/04/2024

13. Date of compulsory conference (if any):

14. Date/s of practice day or preliminary hearing (if any):

ATTACH THESE DOCUMENTS

In accordance with VCAT Practice Note PNPE9 Amendment of Planning Permit Applications and Plans, you must attach the following:

- Cover letter
- Statement of changes
- Amended application / plans
- Supporting material

In addition to the above, please attach any other documents in support of your application.

Attachments

Title	File Name
Amended Plans	Plans 13 February 2024.pdf
Cover Letter to Amended Plans	
Statement of Changes	Statement of Changes 146 Elgin.pdf
Covering Letter to non-parties	Covering Letter to Parties - Amended Plans Elgin.pdf

Large files

For any file larger than 128MB a sharing link is required.

Please list (by line) the name of each file that is bigger than 128MB followed by the hyperlink.

Please contact Jack Zhang on 03 8626 9045 - (email: jzhang@pppartners.com.au) or our office on 03 8626 9000 - (email: vcat@pppartners.com.au) if we can be of assistance to any queries.

WHAT YOU HAVE TO DO TO RESPOND TO THIS NOTICE

16. If you are already a party to the VCAT proceeding you may:

- do nothing, and continue to rely on the statement of grounds that you have already filed with the Tribunal;
- amend your statement of grounds by the date in paragraph 5 of this notice;
- object to the request for the amendment to the permit application, explaining the reasons for your objection by the date in paragraph 5 of this notice.

17. If you are not already a party to the VCAT proceeding, you may:

- if you do not want to be involved in the proceeding – do nothing;
- if you want to become a party to the proceeding –
 - lodge a statement of grounds with VCAT by the date in paragraph 5 of this notice using the statement of grounds form available from the VCAT website;

Victorian Civil and Administrative Tribunal (VCAT)

55 King Street Melbourne VIC 3000
1300 01 8228
GPO Box 5408 Melbourne VIC 3001
Ausdoc DX 210576 Melbourne

Website www.vcat.vic.gov.au

Email admin@vcat.vic.gov.au

Phone

- ii. tick the box in the statement of grounds form indicating that you intend to appear and present a submission at the hearing;
 - iii. pay the relevant fee; and
 - iv. give a copy of the statement of grounds to the applicant and the responsible authority by the date in paragraph 5 of this notice.
- (c) if you do not want to become a party to the proceeding, but would like to provide a statement of grounds for the Tribunal's consideration:
- i. lodge a statement of grounds with VCAT by the date in paragraph 5 of this notice using the statement of grounds form available from the VCAT website;
 - ii. tick the box in the statement of grounds form indicating that you do not intend to appear and present a submission at the hearing;
 - iii. give a copy of the statement of grounds to the applicant and the responsible authority by the date in paragraph 5 of this notice.

Note: If you choose this option (c), you will not be a party to the proceeding. This means that you will not receive any further correspondence from VCAT about the proceeding and will not be able to participate in any compulsory conference or be heard at the hearing.

CONTACTING VCAT

You can lodge your statement of grounds by email, post or in person using the details below.

If you have any questions, you can also contact VCAT using the details below or look at the information on the VCAT website.

Please quote VCAT's reference number in any communication with VCAT and give a copy of any correspondence to all other parties at the same time.

13 February 2024

146 Elgin St, Carlton VIC 3053

Statement of changes

1. Reinstatement of Ground Floor Eastern Window to the Elgin Street Elevation.
2. Reinstatement of the Ridge Railing to the Main Roof.
3. New Eastern Gate to match original Western Gate to the Elgin Street Elevation
4. Delete openings to Garage on the Ground Floor to the Northern Elevation.
5. Increase height of Obscure Glass Screen to Terrace on Level 1 to the Northern Elevation to prevent overlooking into neighbours P.O.S.
6. New external Planter 1000mm high to Bedroom 2 Balcony on Level 1 to the Eastern Elevation.
7. Obscure glazing up to 1700mm high to Bedroom 3 Window on Level 1 to the Southern Elevation to prevent overlooking to neighbours screened balcony.
8. Delete boundary window to Ensuite shower on Level 1 to the Northern Elevation.
9. Obscure glazing up to 1700mm high to Kitchen Window on Level 2 to the Southern Elevation to prevent overlooking to neighbours screened balcony.
10. Revised White Cement Render finish to boundary fence (neighbour's side) to the North Elevation.

16 February 2024

To the Addressee

Dear Sir/Madam

**VCAT PROCEEDING NO. P1260/2023
PLANNING PERMIT APPLICATION TP-2023-153
146-154 ELGIN STREET, CARLTON**

We act for Carlton Post Office Pty Ltd ('**Applicant**'), the applicant for review in the above proceeding, listed to be heard on **2 & 3 April 2024** for 2 days.

The Applicant seeks to substitute amended plans in this proceeding pursuant to s 127 and cl 64 of Schedule 1 of the *Victorian Civil & Administrative Tribunal Act 1998*.

Accordingly, by way of service we **enclose** copies of the following:

1. VCAT PNPE9 Form A - '*Notice of an Amendment of an Application*';
2. A written statement describing the changes made to the application plans prepared by *Chris Connell Design*; and
3. An electronic copy of the amended plans marked "Rev. 1" prepared by *Chris Connell Design* dated 13 February 2024 (with changes identified).

Should you wish amend your Statement of Grounds, the last day on which you must lodge a amended Statement of Grounds form (form available from the VCAT website) with VCAT and serve a copy of your amended grounds on Council and this office is **1 March 2024**.

Please contact Rob McKendrick on 03 8626 9092 – (email: mckendrick@pppartners.com.au) or Jack Zhang on 03 8626 9045 – (email: jzhang@pppartners.com.au) should you have any queries regarding this correspondence.

Yours faithfully



Planning & Property Partners Pty Ltd
Encl.

146 ELGIN STREET, CARLTON 3053

TOWN PLANNING DRAWING PACKAGE

SINGLE DWELLING

DWG NO. TITLE SCALE

GENERAL DRAWINGS

TP00 DRAWING REGISTER NTS

PROPOSED DRAWINGS

TP01	EXISTING SURVEY	1:200 @ A3
TP02	AERIAL	1:200 @ A3
TP03	EXISTING / DEMOLITION PLAN - GROUND	1:200 @ A3
TP04	EXISTING / DEMOLITION PLAN - ROOF	1:200 @ A3
TP05	EXISTING / DEMOLITION ELEVATION A - EAST	1:100 @ A3
TP06	EXISTING / DEMOLITION ELEVATION B - SOUTH (ELGIN ST)	1:100 @ A3
TP07	EXISTING / DEMOLITION ELEVATION C - WEST	1:100 @ A3
TP08	EXISTING / DEMOLITION ELEVATION D - NORTH	1:100 @ A3
TP09	SITE CONTEXT PLAN	1:200 @ A3
TP10	FLOOR PLAN - BASEMENT	1:100 @ A3
TP11	FLOOR PLAN - GROUND	1:100 @ A3
TP12	FLOOR PLAN - LEVEL 1	1:100 @ A3
TP13	FLOOR PLAN - LEVEL 2	1:100 @ A3
TP14	ROOF PLAN	1:100 @ A3
TP15	ELEVATION A - EAST	1:100 @ A3
TP16	ELEVATION B - SOUTH	1:100 @ A3
TP17	ELEVATION B - SOUTH (ELGIN ST)	1:100 @ A3
TP18	ELEVATION C - WEST	1:100 @ A3
TP19	ELEVATION D - NORTH	1:100 @ A3
TP20	SECTION AA - SHORT	1:100 @ A3
TP21	SECTION BB - LONG	1:100 @ A3
TP22	SECTION CC - LONG	1:100 @ A3
TP23	MATERIAL PALETTE	NTS
TP24	SUN STUDY - 23/9 9am	1:200 @ A3
TP25	SUN STUDY - 23/9 12pm	1:200 @ A3
TP26	SUN STUDY - 23/9 3pm	1:200 @ A3
TP27	3D PERSPECTIVE - ELGIN ST	NTS
TP28	3D PERSPECTIVE - STEINBERG LN	NTS
TP29	3D PERSPECTIVE - ELGIN ST / DRUMMOND ST	NTS
TP30	3D PERSPECTIVE - ELGIN ST (WEST)	NTS
TP31	3D PERSPECTIVE - ELGIN ST (EAST)	NTS
TP32	3D PERSPECTIVE - ELGIN ST (SOUTH)	NTS



SECTION CC - SHORT

DEVELOPMENT SUMMARY

EXISTING

SUBJECT SITE 656m²
 SITE COVERAGE 474m² 72%
 SITE PERMEABILITY 0m² 0%

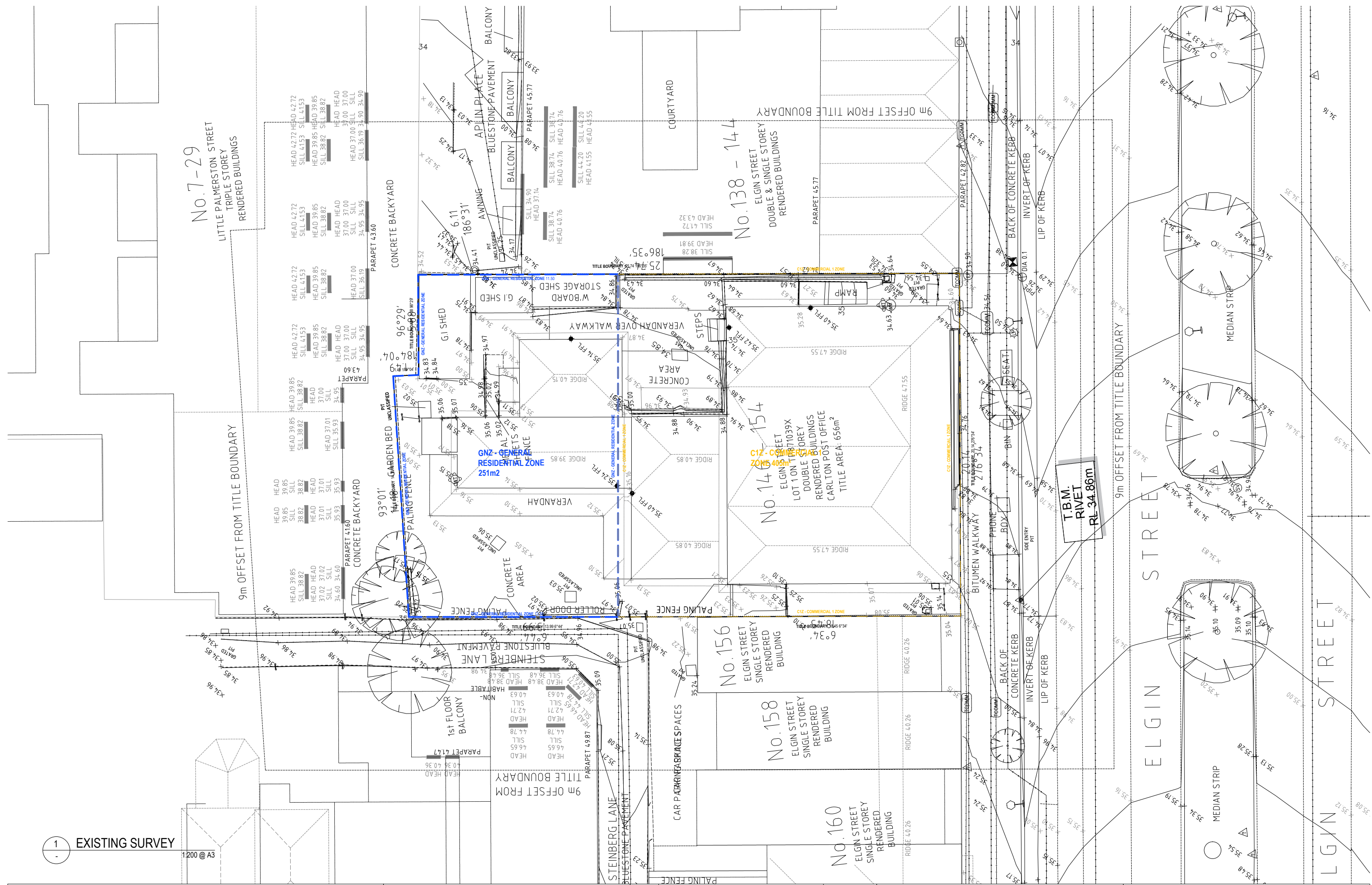
GROSS FLOOR AREA (GF FLOOR) 307m²
 GROSS FLOOR AREA (L1 FLOOR) 184m²
 TOTAL GROSS FLOOR AREA 491m²
 PLOT RATIO 0.75

PROPOSED

SUBJECT SITE 656m²
 SITE COVERAGE 542m² 83%
 SITE PERMEABILITY 89m² 14%

GROSS FLOOR AREA (B1 FLOOR) 179m²
 GROSS FLOOR AREA (GF FLOOR) 430m²
 GROSS FLOOR AREA (L1 FLOOR) 350m²
 GROSS FLOOR AREA (L2 FLOOR) 121m²
 TOTAL GROSS FLOOR AREA 1080m²
 PLOT RATIO 1.65

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		-	TOWN PLANNING SUBMISSION	16.12.2022	Client	HILLSYDE NOMINEES PTY LTD		Date	JULY 2022		Drawing No. TP00 [1]
		1	VCAT REVISION	13.02.2024	Address	146 ELGIN ST, CARLTON VIC 3053		Project No.	2022_003		
					Issue	TOWN PLANNING		Drawn	BH	Check	CC



1 EXISTING SURVEY
1:200 @ A3

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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	EXISTING SURVEY
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC
Drawing No.	TP01 [1]
Scale	1:200 @ A3



2 AERIAL

1:200 @ A3

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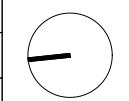
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CONNELL
DESIGN**

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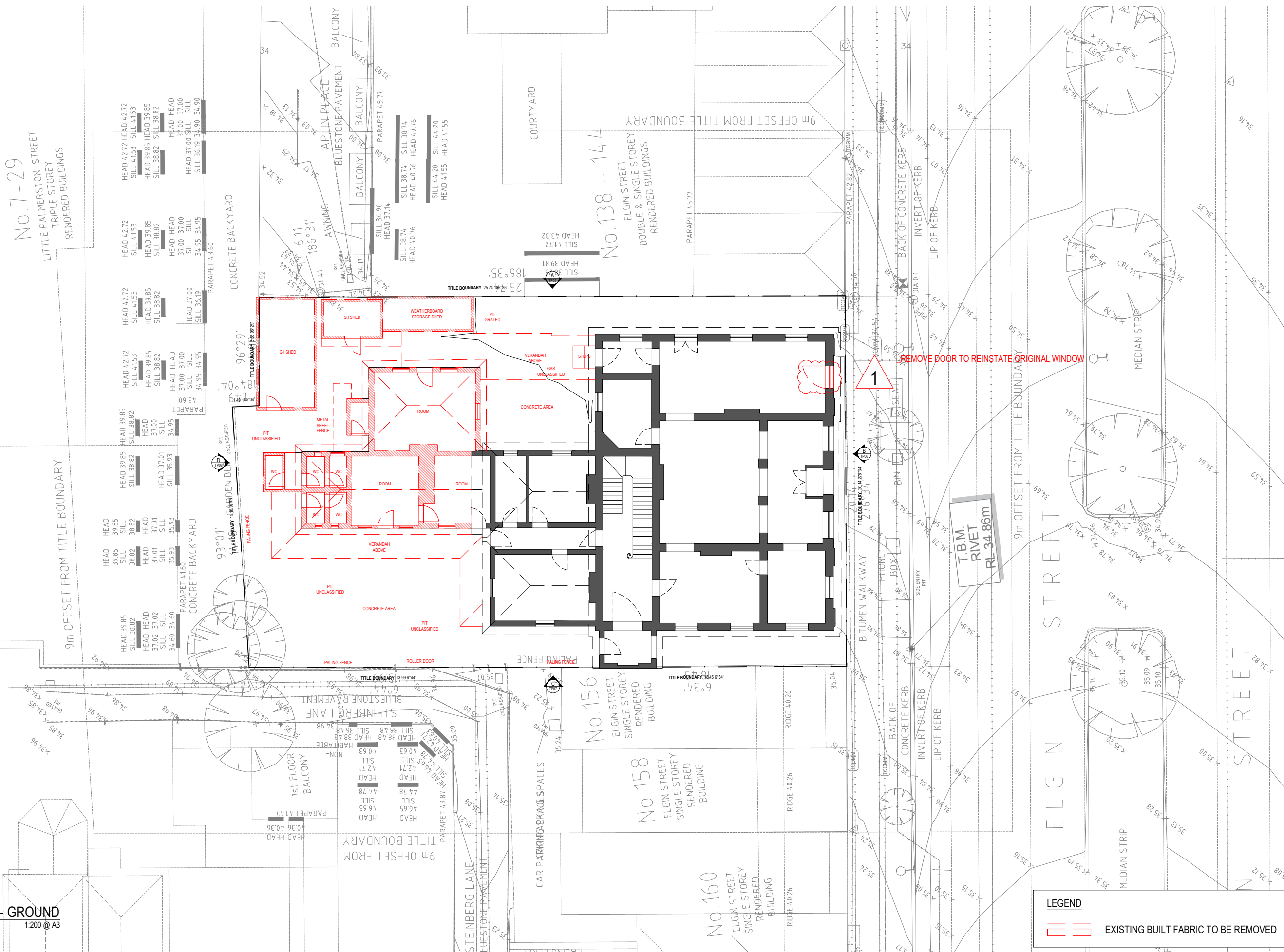
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Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	SINGLE DWELLING
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC



Drawing No.	TP02	Revision	[1]
Scale	1:200 @ A3		

3 DEMOLITION PLAN - GROUND
1:200 @ A3



LEGEND

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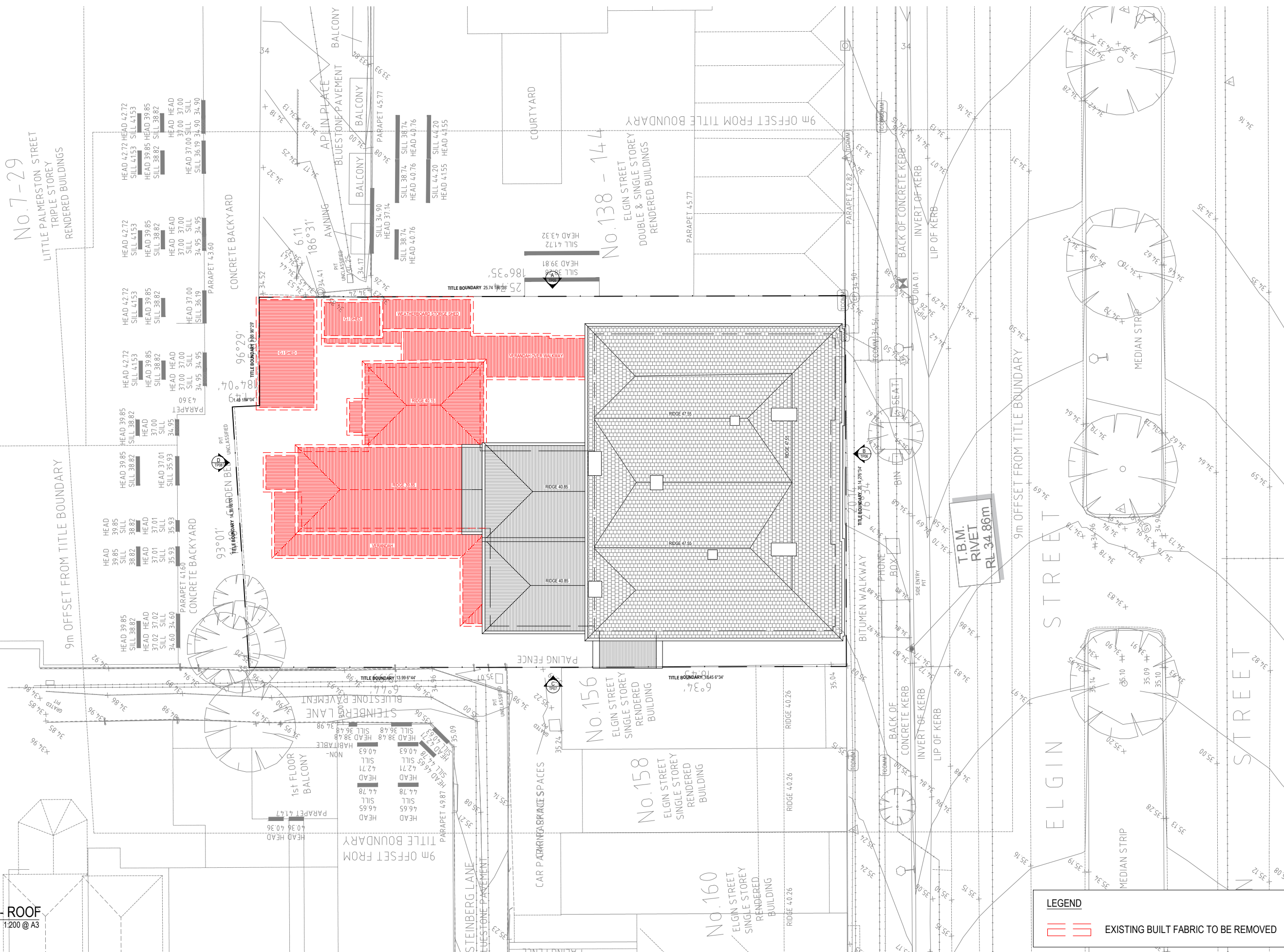
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	EXISTING / DEMOLITION PLAN - GROUND	
Date	JULY 2022	Drawing No.
Project No.	2022_003	Revision
Drawn	BH	Scale
Check	CC	1:200 @ A3

TP03 [1]

4 DEMOLITION PLAN - ROOF
1:200 @ A3



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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title: **EXISTING / DEMOLITION PLAN - ROOF**

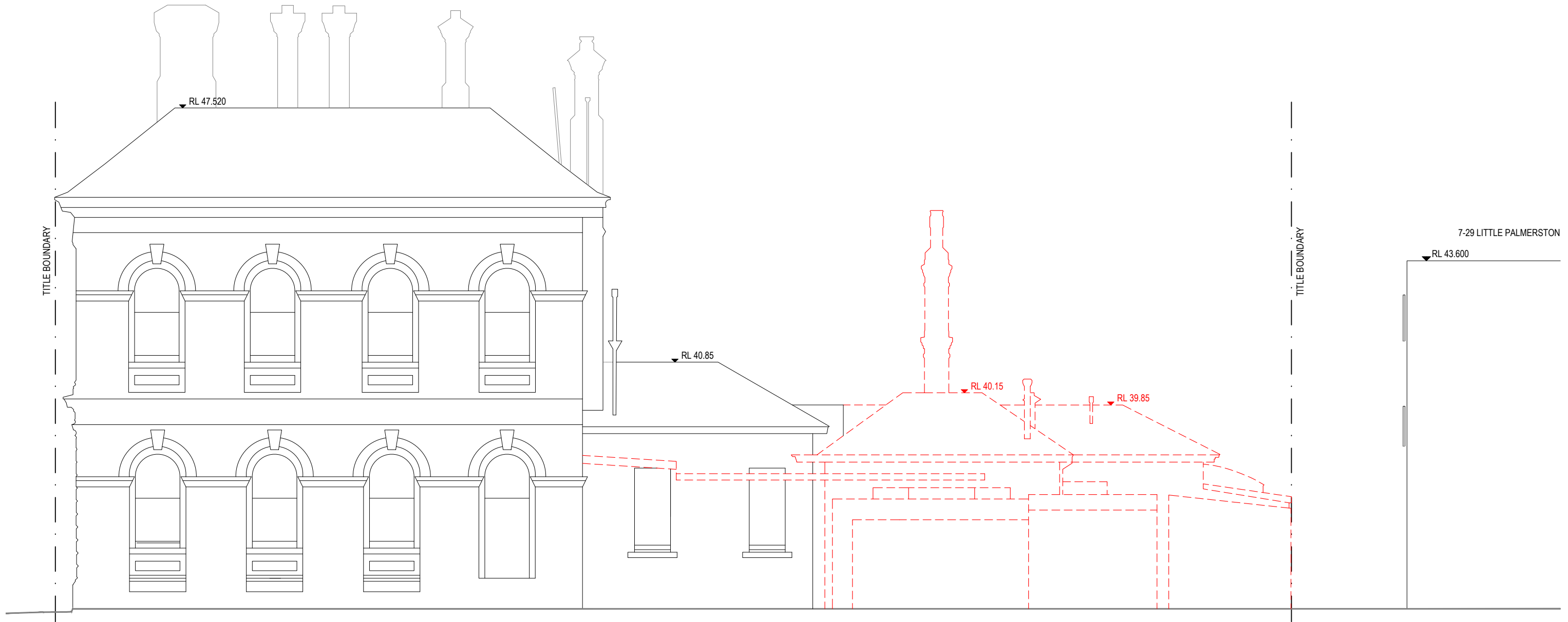
Date: JULY 2022

Project No: 2022_003

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Drawing No: **TP04 [1]**


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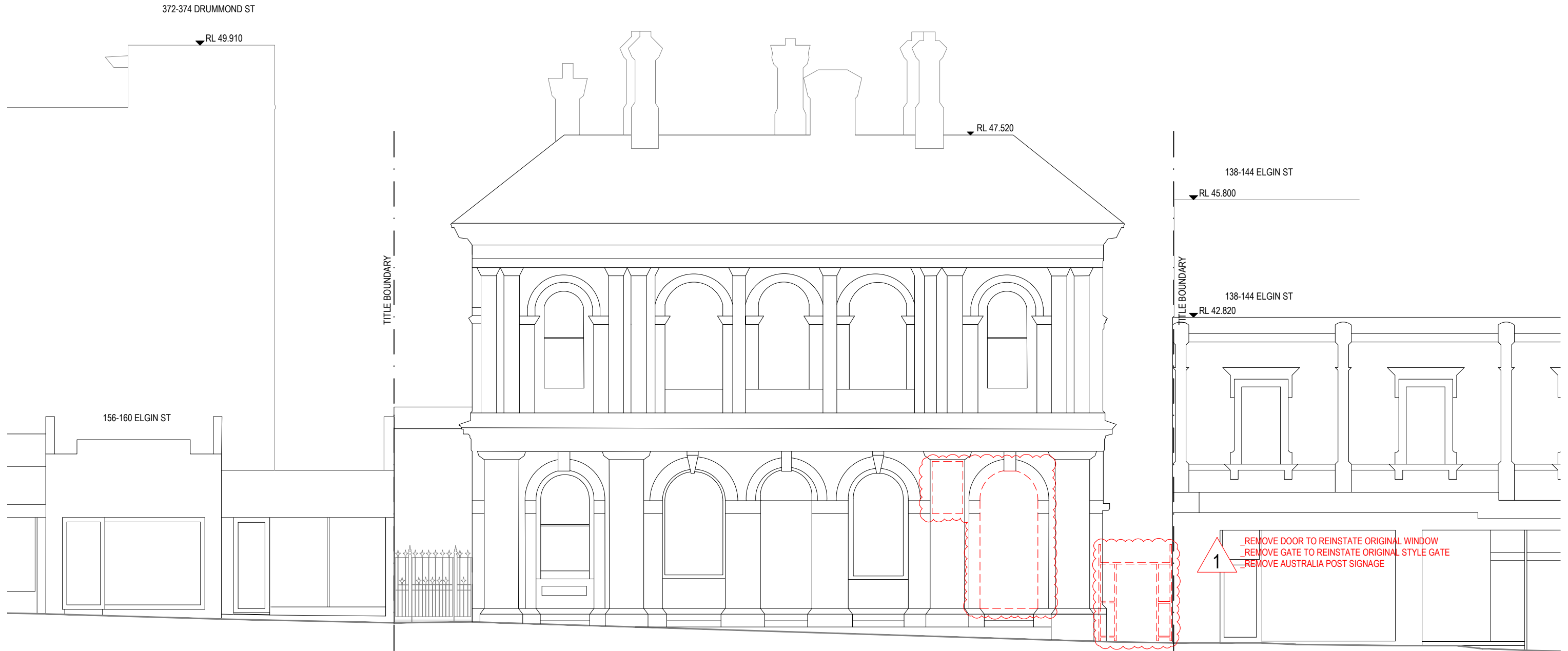


A EXISTING / DEMOLITION ELEVATION A
 TP03 1:100 @ A3

LEGEND

 EXISTING BUILT FABRIC TO BE REMOVED

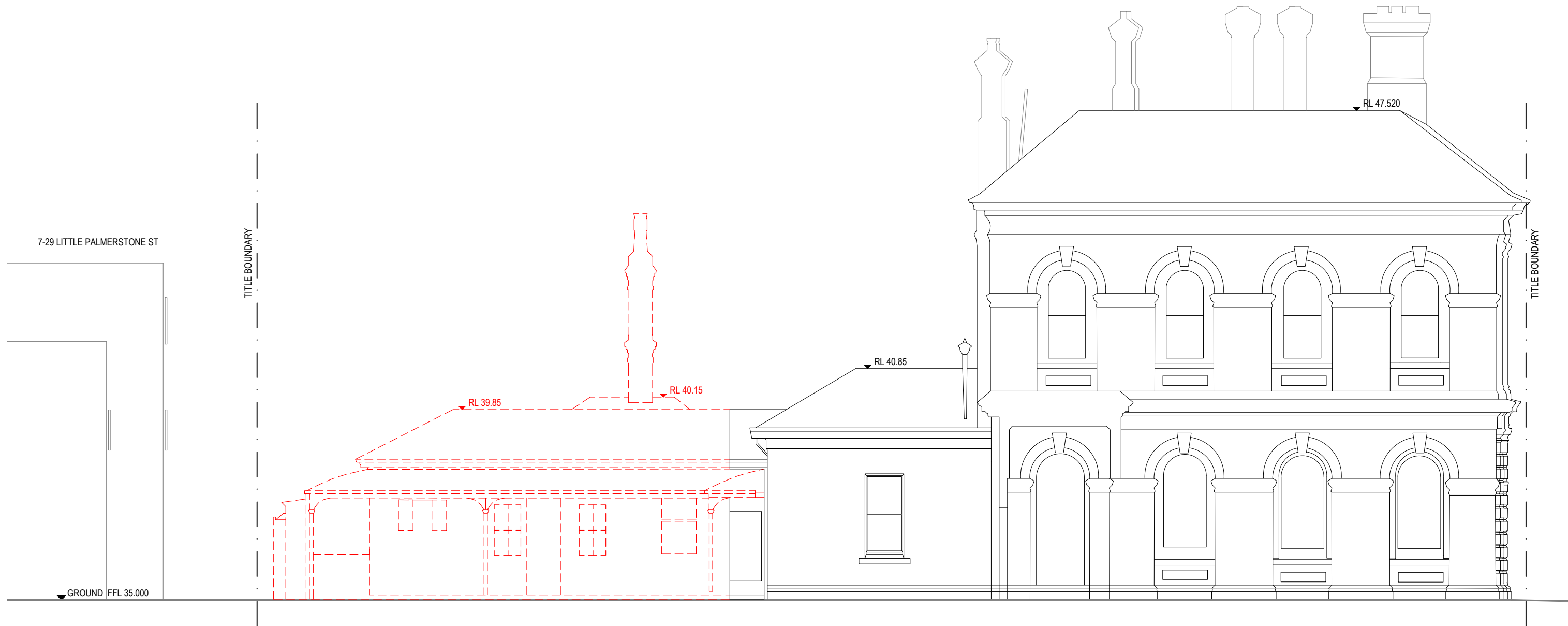
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		-	TOWN PLANNING SUBMISSION	16.12.2022	Client	HILLSIDE NOMINEES PTY LTD	Date	JULY 2022		TP05	[1]
		1	VCAT REVISION	13.02.2024	Address	146 ELGIN ST, CARLTON VIC 3053	Project No.	2022_003		Scale	1:100 @ A3
					Issue	TOWN PLANNING	Drawn	BH	Check	CC	



B EXISTING / DEMOLITION ELEVATION B
TP03 1:100 @ A3

LEGEND	
	EXISTING BUILT FABRIC TO BE REMOVED

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		-	TOWN PLANNING SUBMISSION	16.12.2022	Client	HILLSIDE NOMINEES PTY LTD	Date	JULY 2022	Drawing No.	TP06
1	VCAT REVISION	13.02.2024	Address	146 ELGIN ST, CARLTON VIC 3053	Project No.	2022_003	Revision	[1]	Scale	1:100 @ A3
			Issue	TOWN PLANNING	Drawn	BH	Check	CC		



C EXISTING / DEMOLITION ELEVATION C
TP03 1:100 @ A3


LEGEND	
	EXISTING BUILT FABRIC TO BE REMOVED

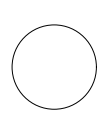
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		-	TOWN PLANNING SUBMISSION	16.12.2022	Client	HILLSIDE NOMINEES PTY LTD	Date	JULY 2022
1	VCAT REVISION	13.02.2024	Address	146 ELGIN ST, CARLTON VIC 3053	Project No.	2022_003	Revision	TP07 [1]
			Issue	TOWN PLANNING	Drawn	BH	Check	CC
					Scale			1:100 @ A3



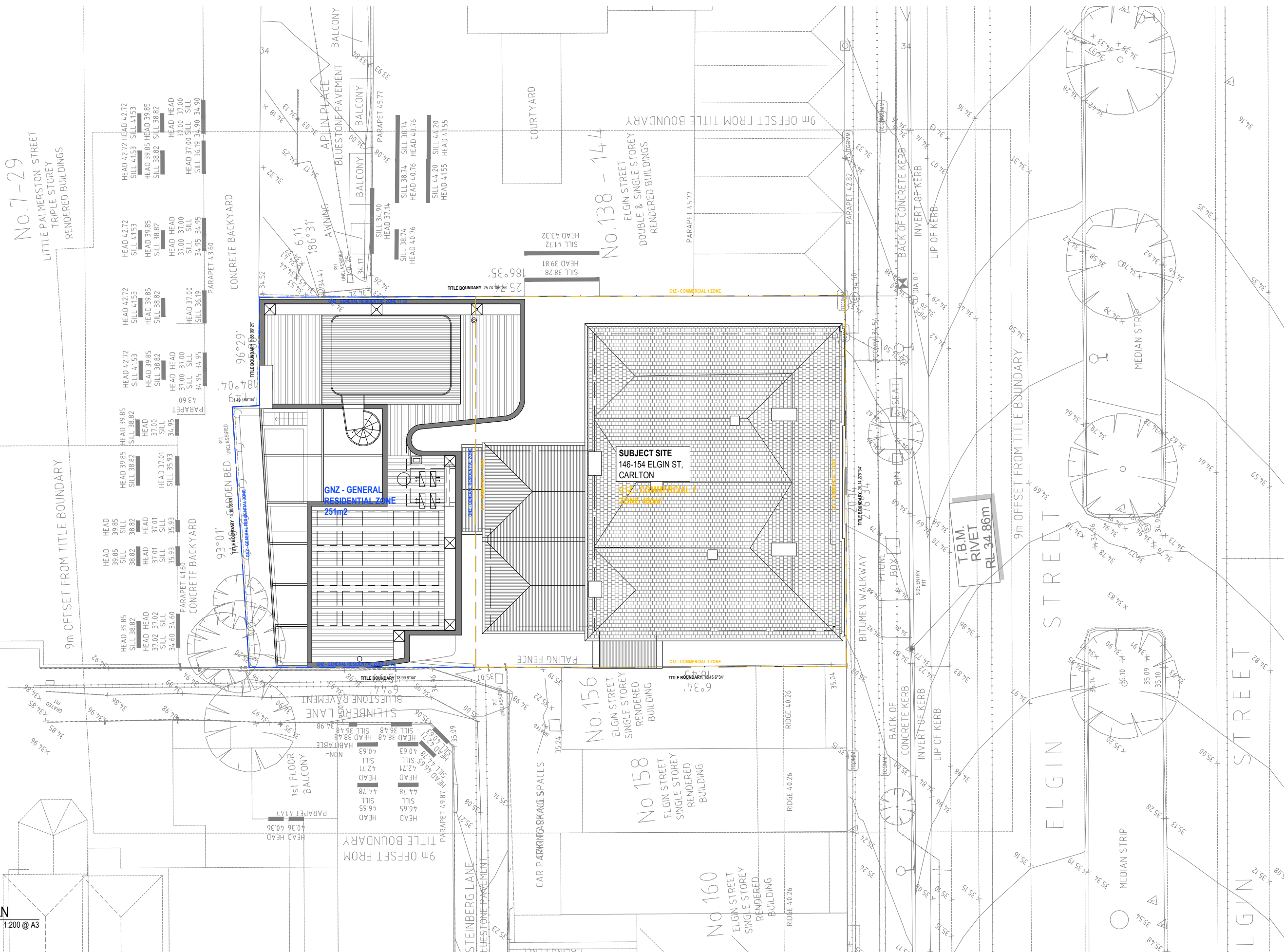
D EXISTING / DEMOLITION ELEVATION D
 TP03 1:100 @ A3

LEGEND

 EXISTING BUILT FABRIC TO BE REMOVED

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		Address 146 ELGIN ST, CARLTON VIC 3053	Issue TOWN PLANNING	Project No. 2022_003	Drawn BH	Check CC	Scale 1:100 @ A3			

5 SITE CONTEXT PLAN
1:200 @ A3



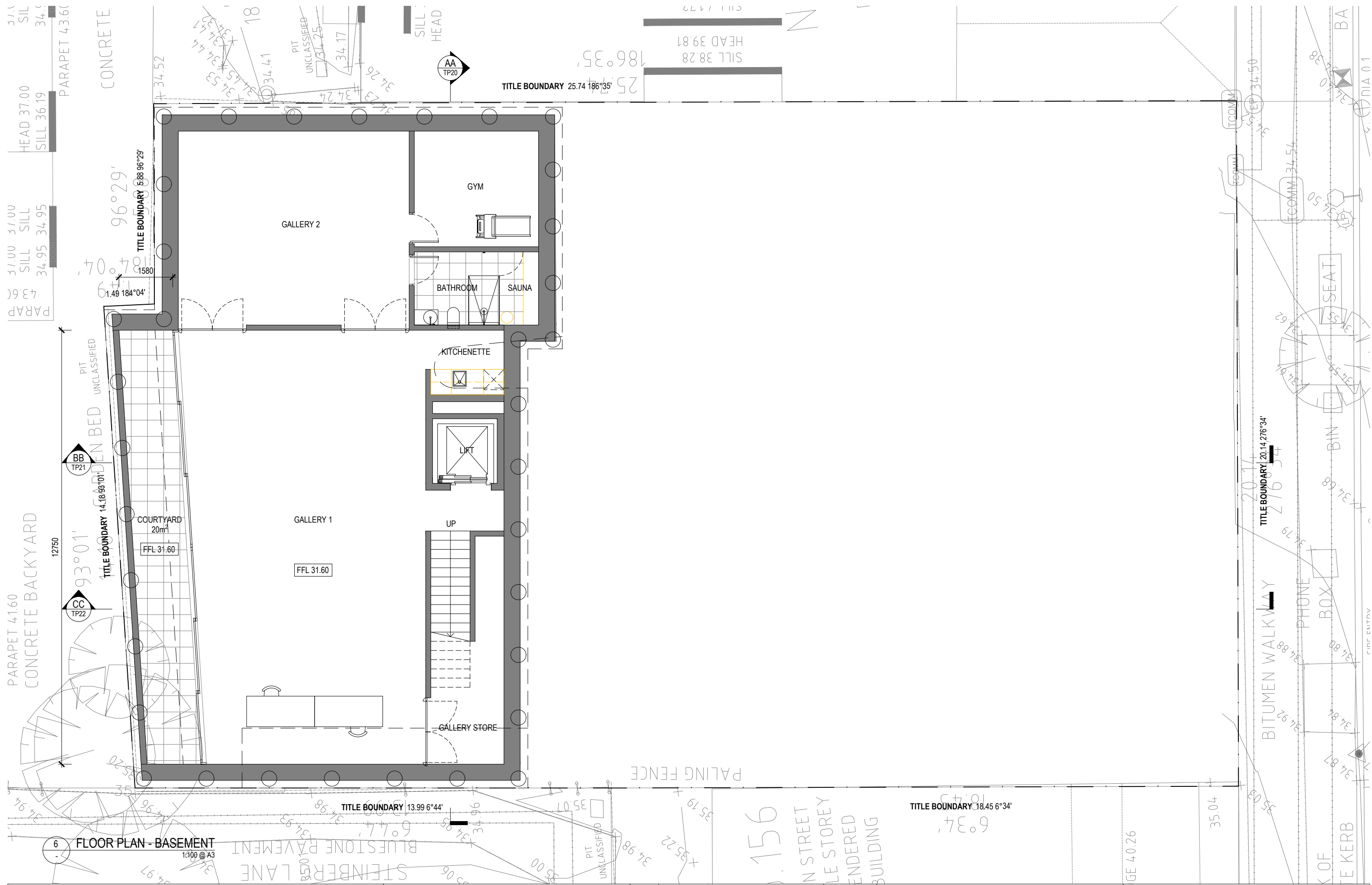
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title		SITE CONTEXT PLAN	
Date	JULY 2022	Drawing No.	TP09 [1]
Project No.	2022_003	Scale	1:200 @ A3
Drawn	BH	Check	CC



6 FLOOR PLAN - BASEMENT
1:100 @ A3

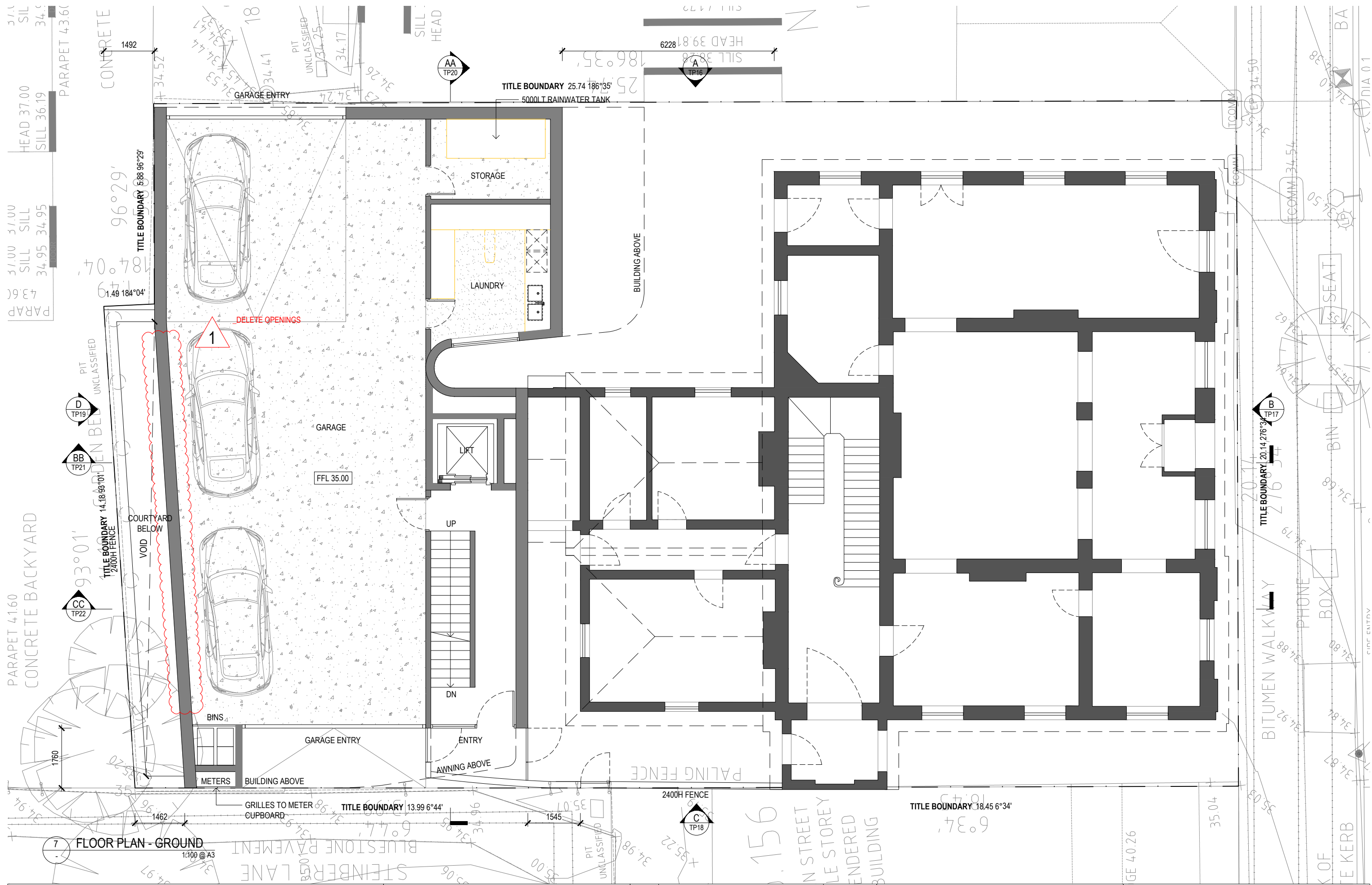
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	FLOOR PLAN - BASEMENT
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC
Drawing No.	TP10 [1]
Scale	1:100 @ A3



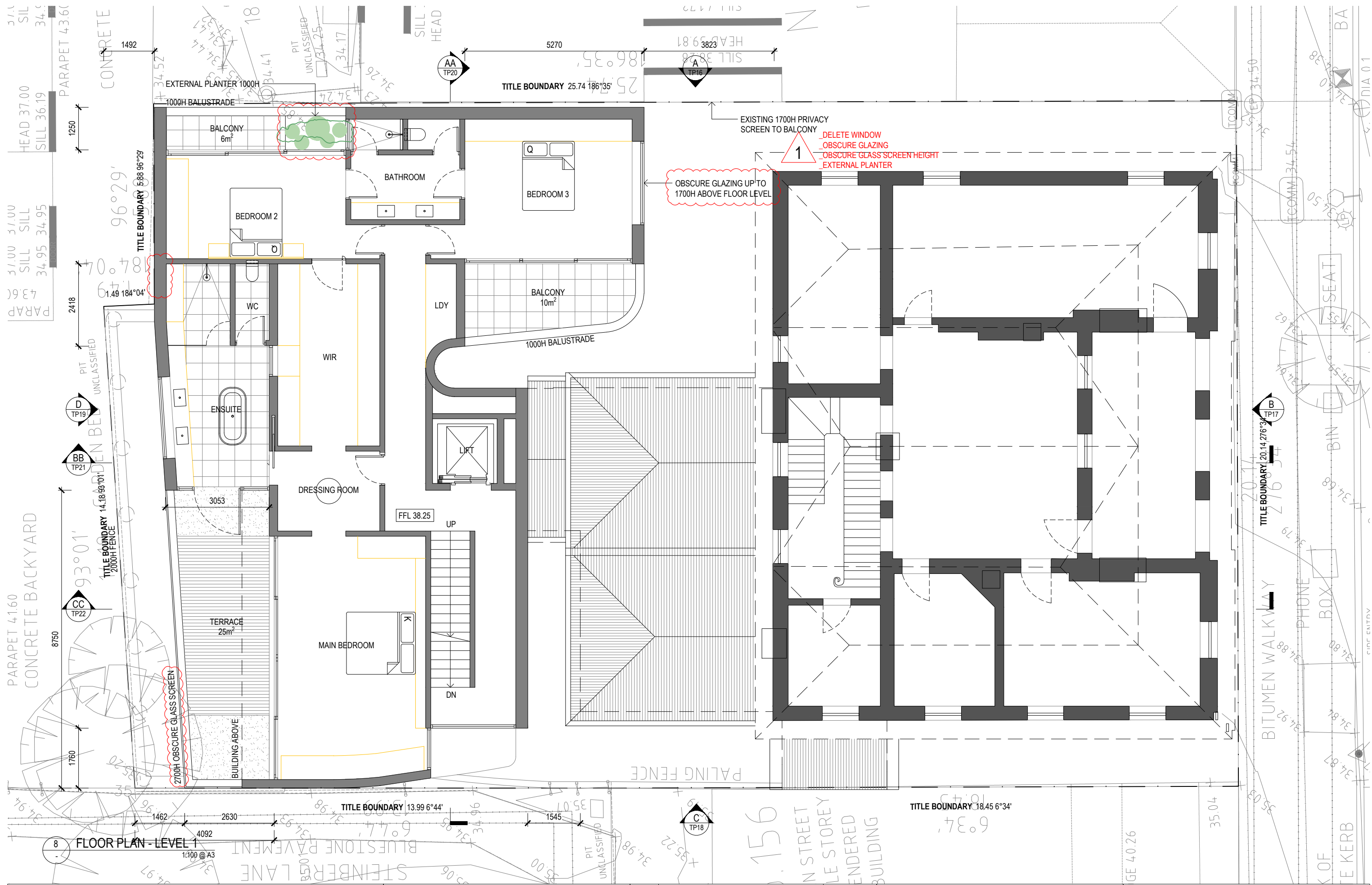
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Rev	Revision Description	Date
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Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	FLOOR PLAN - GROUND
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC
Drawing No.	TP11 [1]
Scale	1:100 @ A3



8 FLOOR PLAN - LEVEL 1
1:100 @ A3

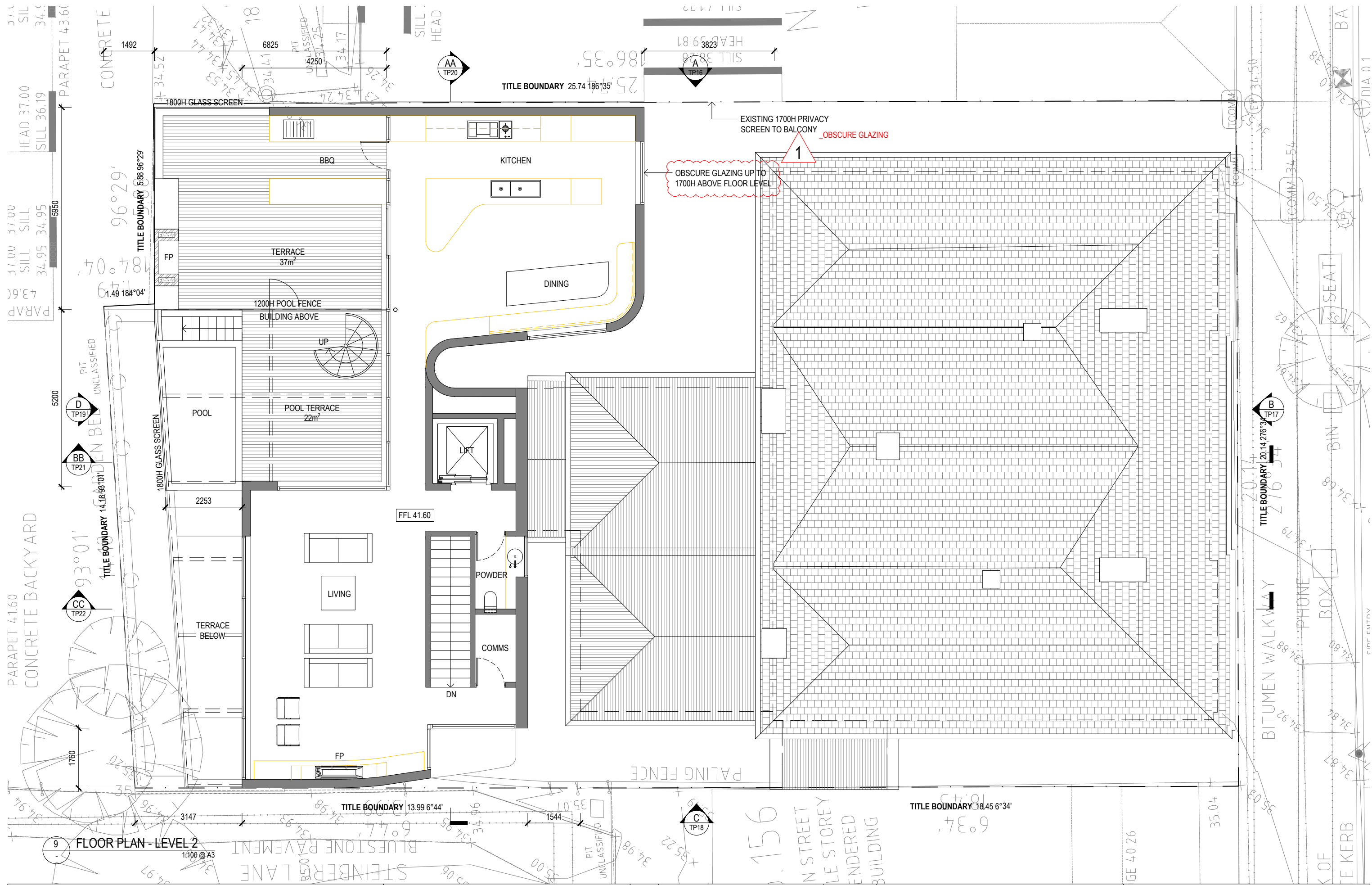
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	FLOOR PLAN - LEVEL 1
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC
Drawing No.	TP12 [1]
Scale	1:100 @ A3



9 FLOOR PLAN - LEVEL 2

1:100 @ A3

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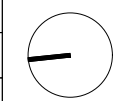
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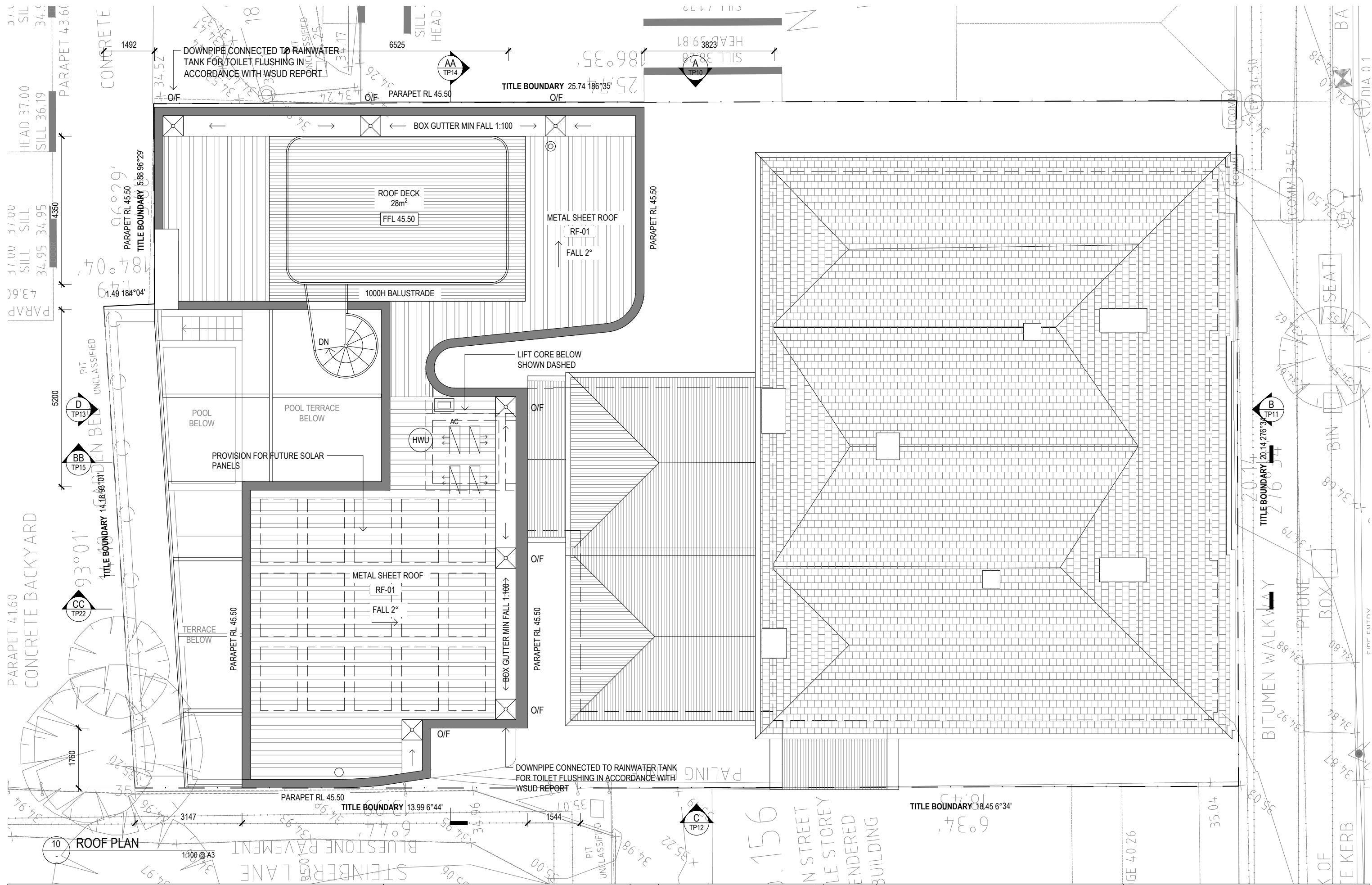
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	FLOOR PLAN - LEVEL 2
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC



Drawing No.	TP13	Revision	[1]
Scale	1:100 @ A3		



10 ROOF PLAN

1:100 @ A3

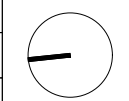
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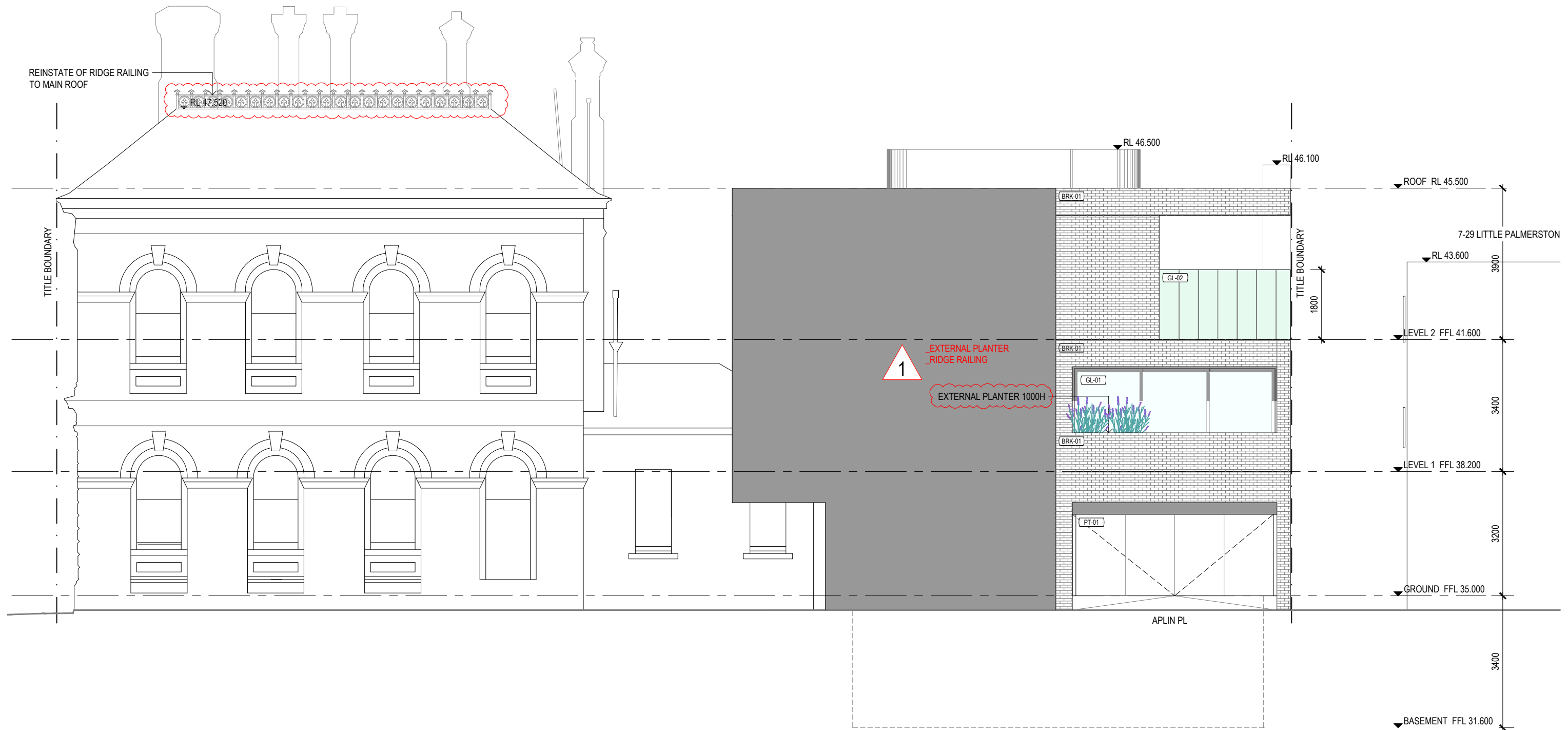
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	FLOOR PLAN - ROOF
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC

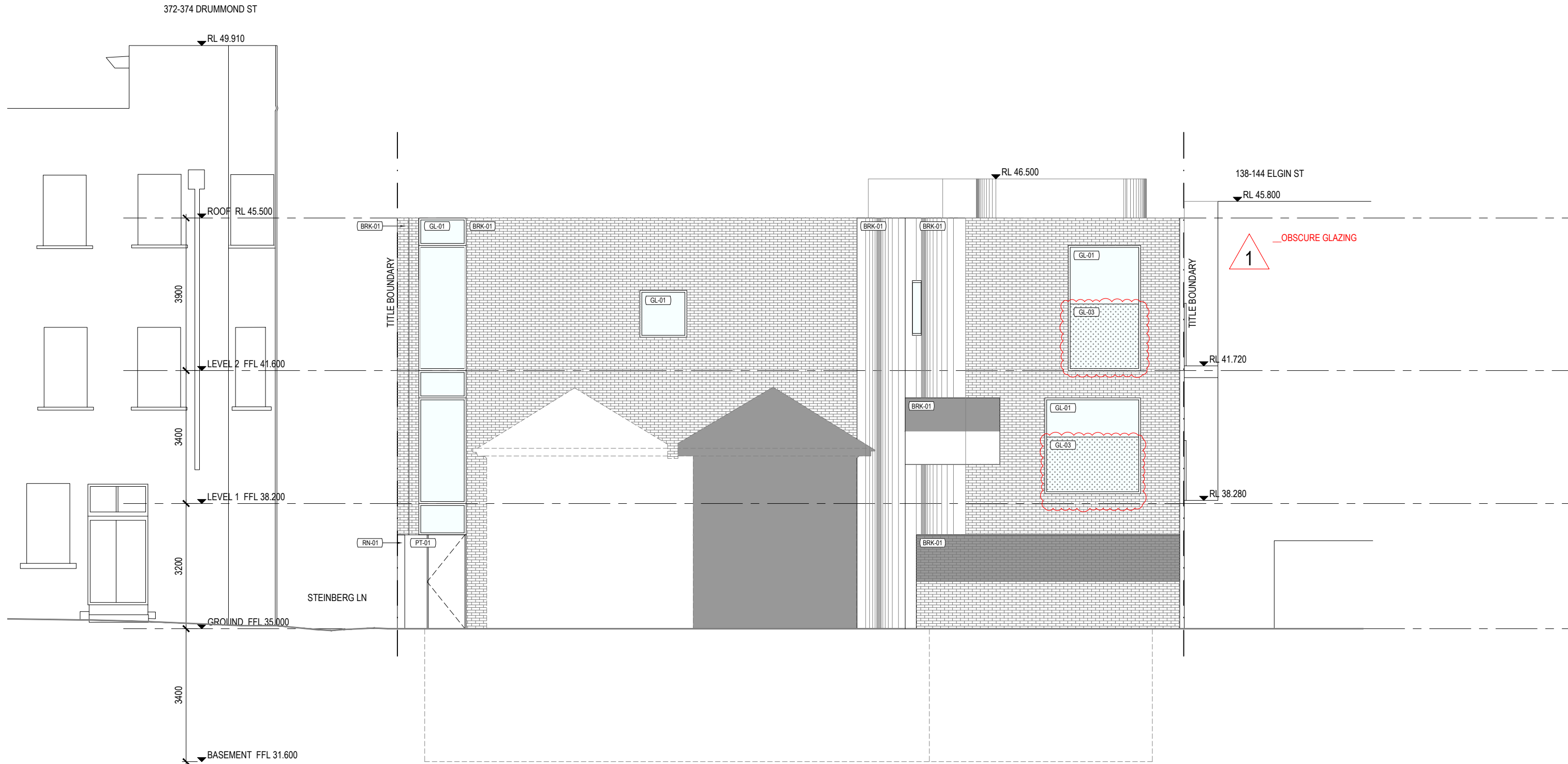


Drawing No.	TP14	Revision	[1]
Scale	1:100 @ A3		



A ELEVATION A
TP11 1:100 @ A3

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		-	TOWN PLANNING SUBMISSION	16.12.2022	Client	HILLSYDE NOMINEES PTY LTD		Date	JULY 2022		Drawing No. TP15 [1]
		1	VCAT REVISION	13.02.2024	Address	146 ELGIN ST, CARLTON VIC 3053		Project No.	2022_003		
					Issue	TOWN PLANNING		Drawn	BH	Check	CC



B ELEVATION B
TP11 1:100 @ A3

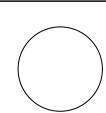
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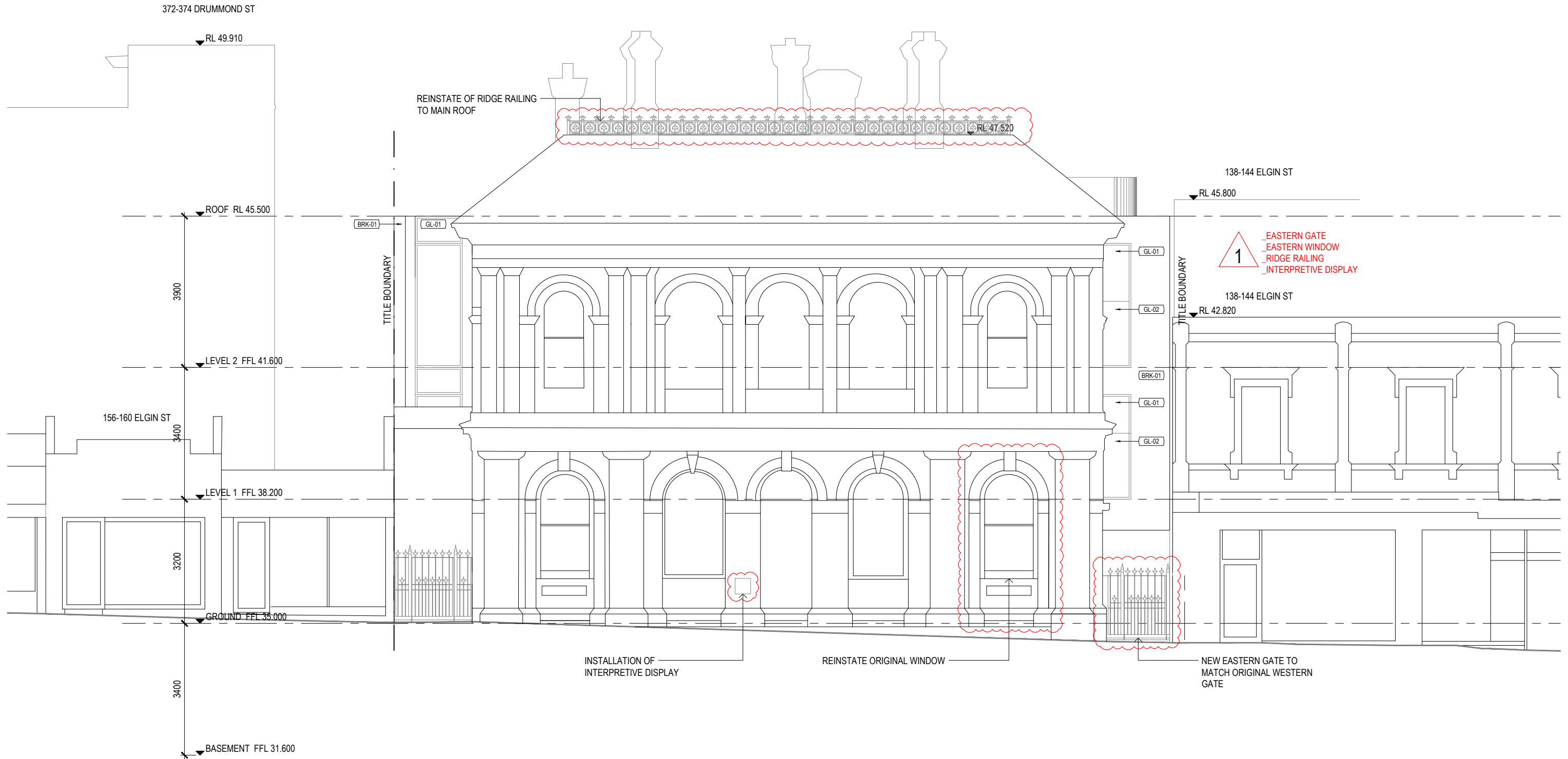
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	ELEVATION B - SOUTH
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC



Drawing No.	TP16	Revision	[1]
Scale	1:100 @ A3		



B ELEVATION B
TP11 1:100 @ A3

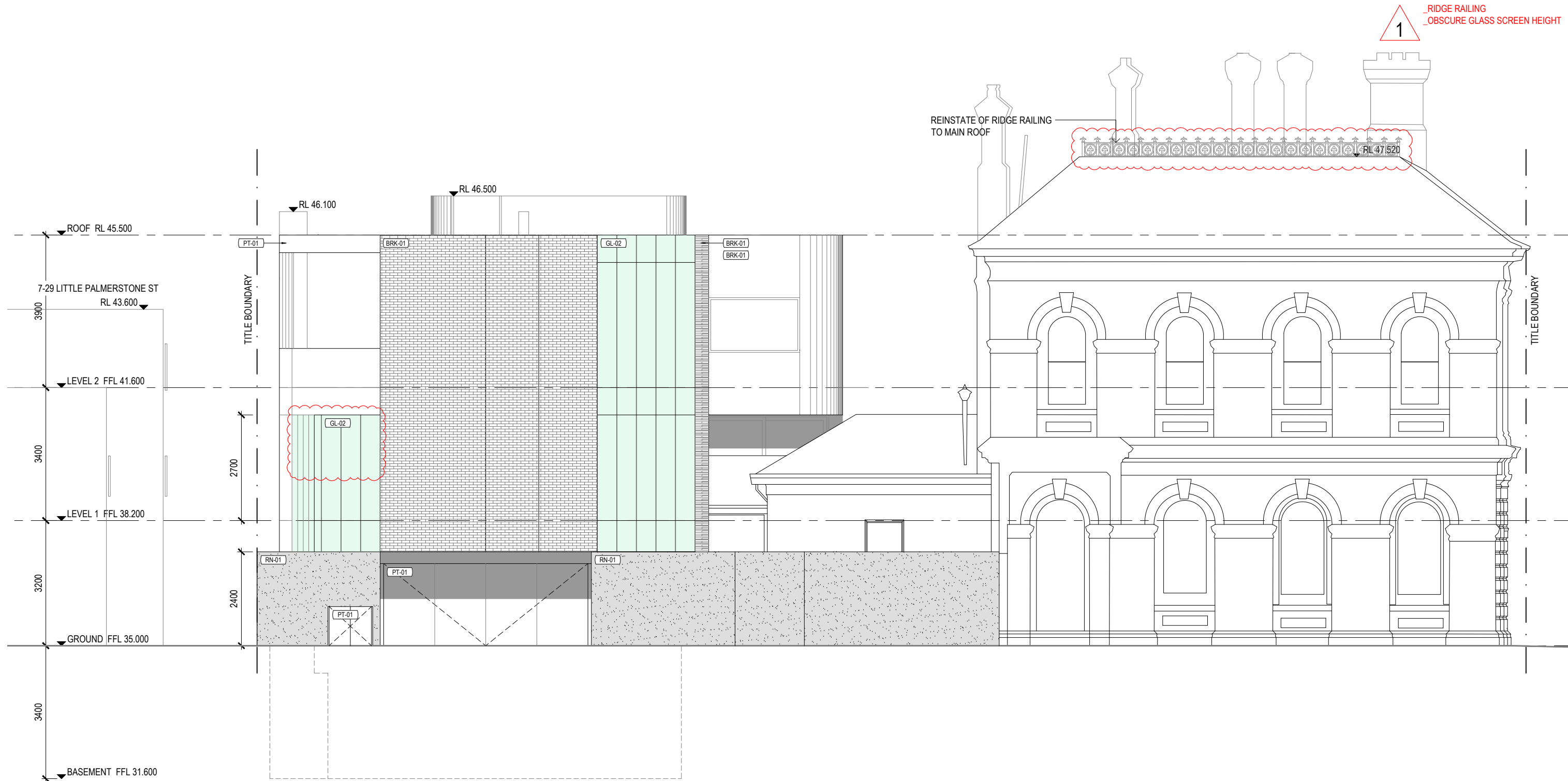
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-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

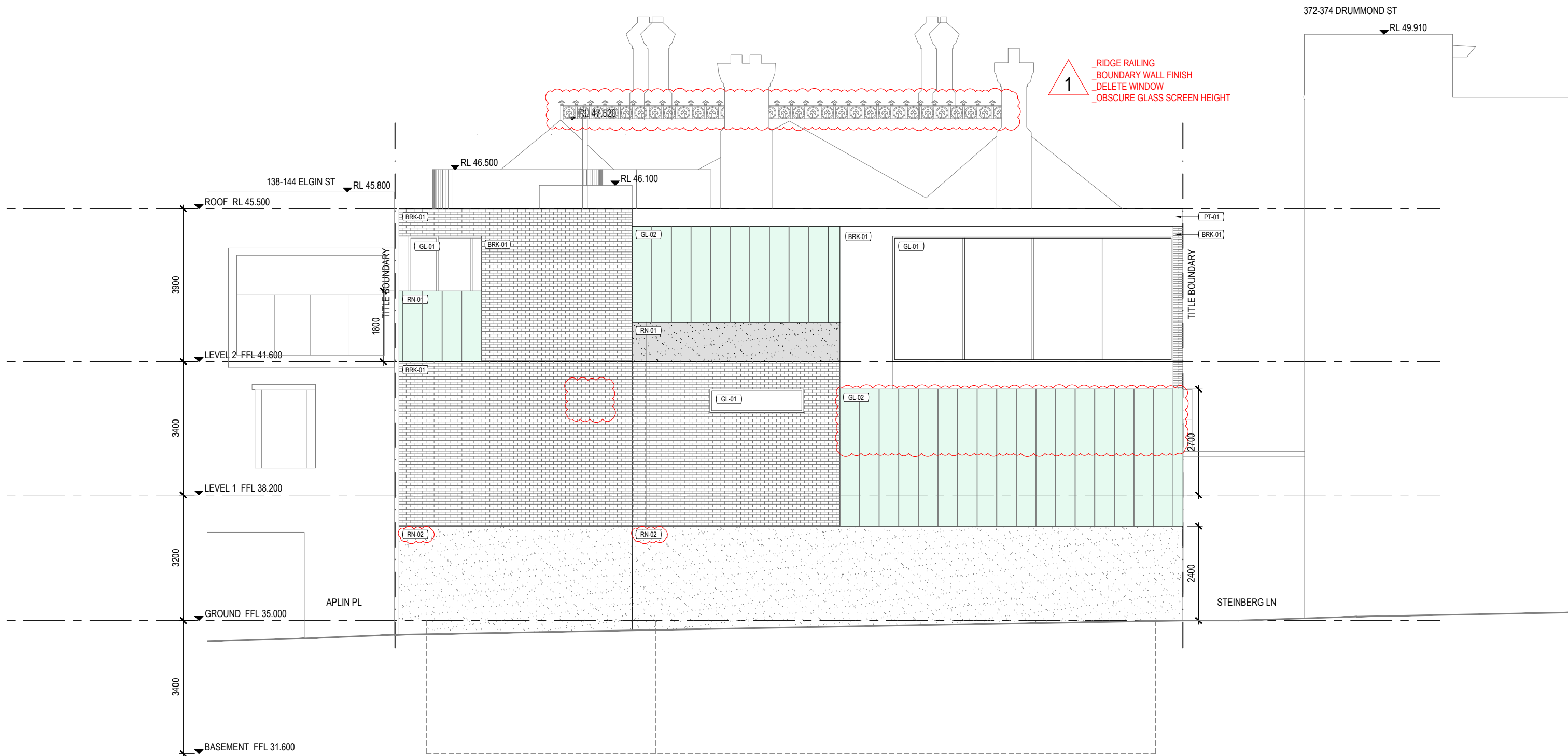
Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	ELEVATION B - SOUTH (ELGIN ST)		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP17	Revision	[1]
Scale	1:100 @ A3		



C ELEVATION C
TP11 1:100 @ A3

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		-	TOWN PLANNING SUBMISSION	16.12.2022	Client	HILLSYDE NOMINEES PTY LTD		Date	JULY 2022	ELEVATION C - WEST		
		1	VCAT REVISION	13.02.2024	Address	146 ELGIN ST, CARLTON VIC 3053		Project No.	2022_003		Drawing No.	TP18 [1]
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D ELEVATION D
TP11 1:100 @ A3


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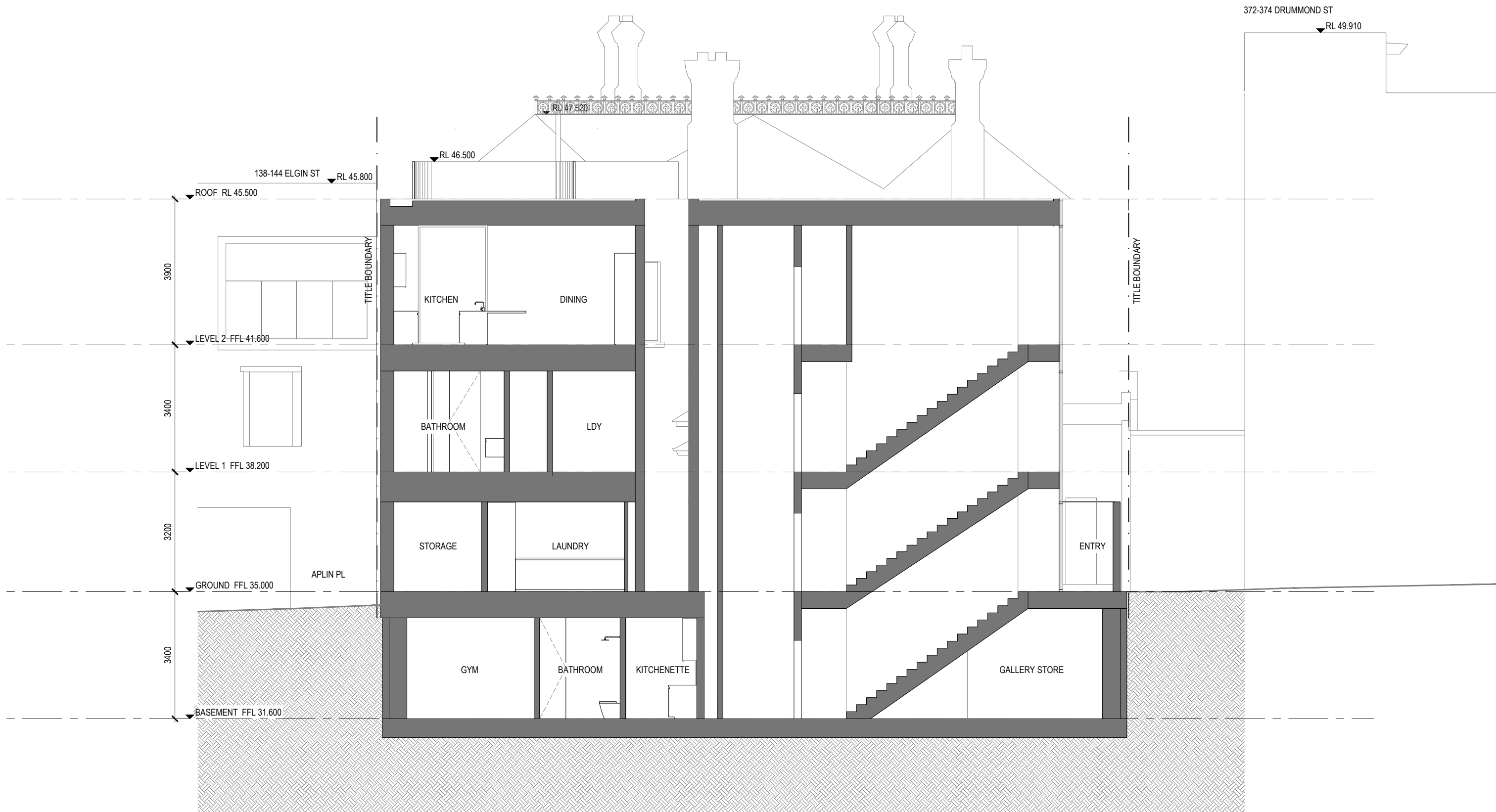
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Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	ELEVATION D - NORTH		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP19	Revision	[1]
Scale	1:100 @ A3		



AA SECTION AA - SHORT
TP10 1:100 @ A3


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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

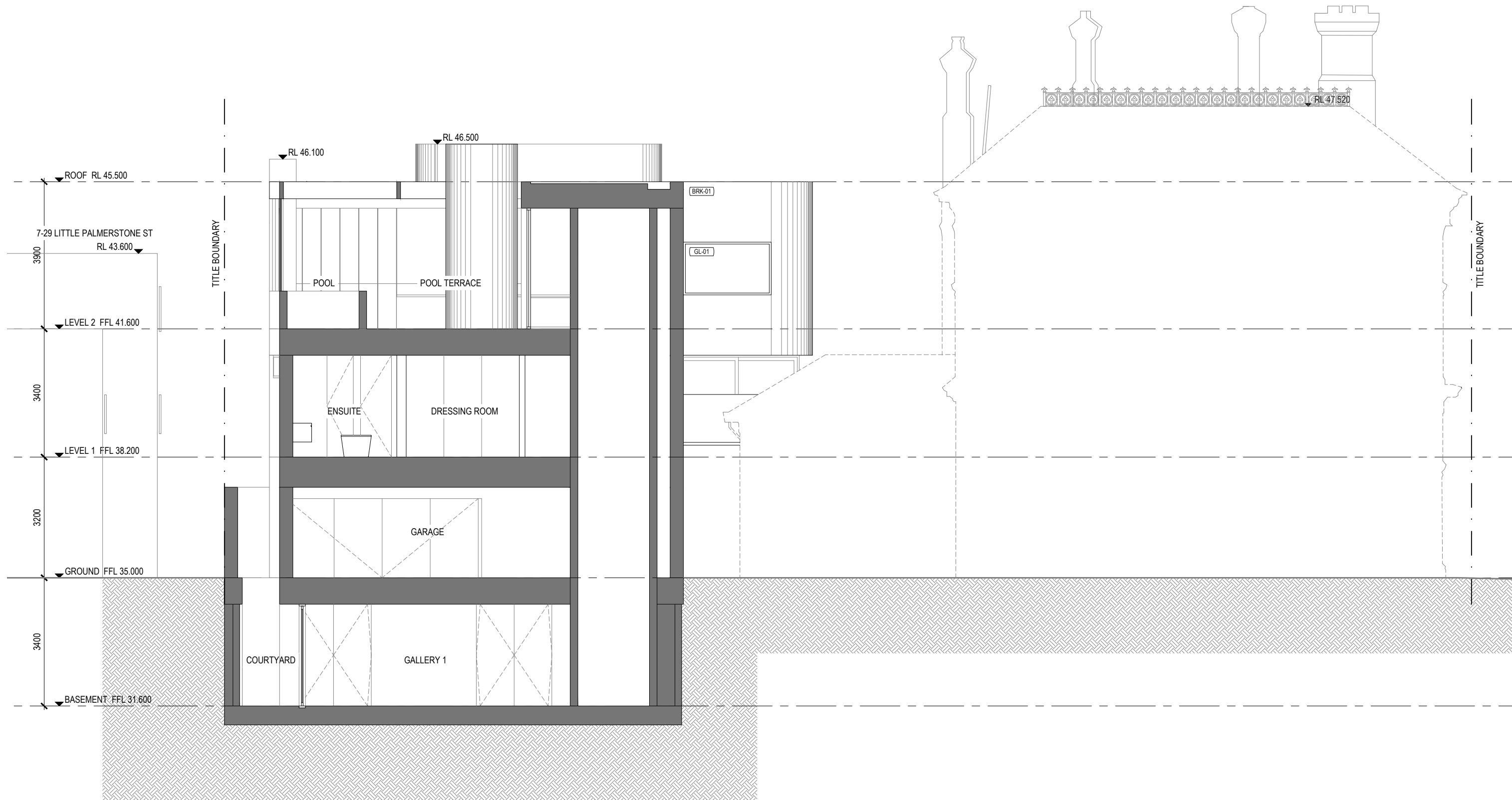
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Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Scale	1:100 @ A3		

SECTION AA - SHORT

Drawing No. TP20 [1]

Revision [1]

Scale 1:100 @ A3



BB SECTION BB - LONG
 TP10 1:100 @ A3

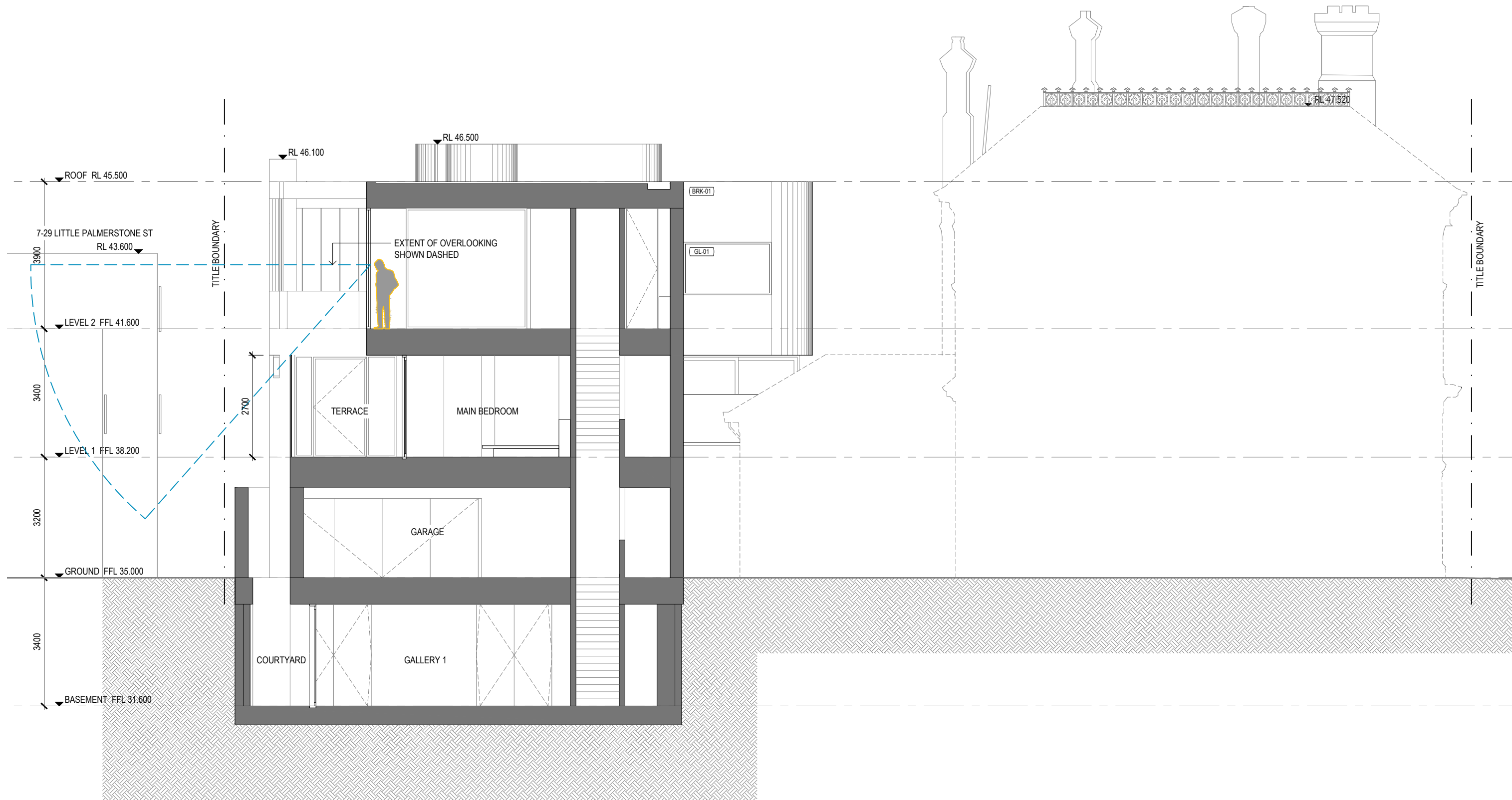
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	SECTION BB - LONG		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Scale	1:100 @ A3		



CC SECTION CC - LONG
TP10 1:100 @ A3


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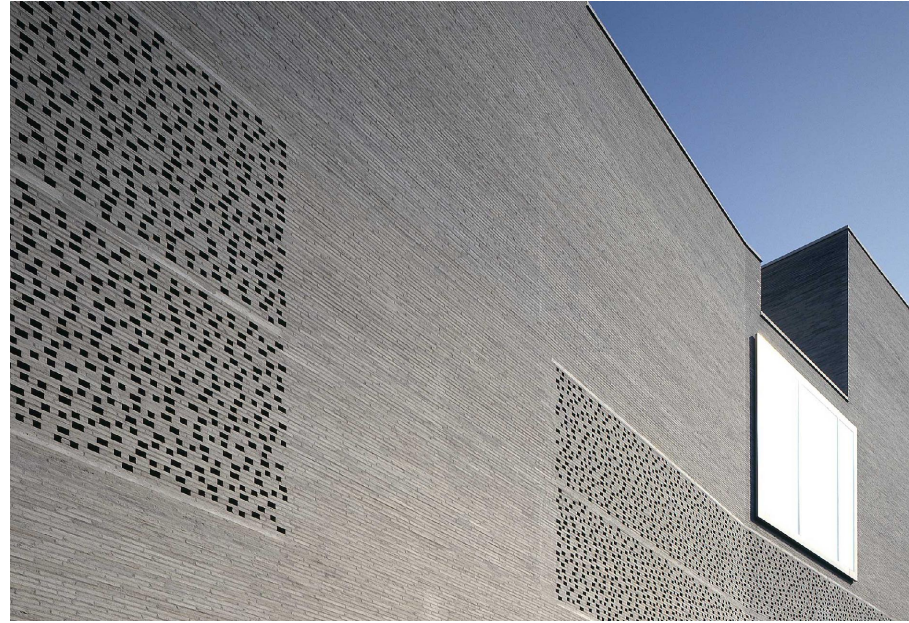
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Rev	Revision Description	Date
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

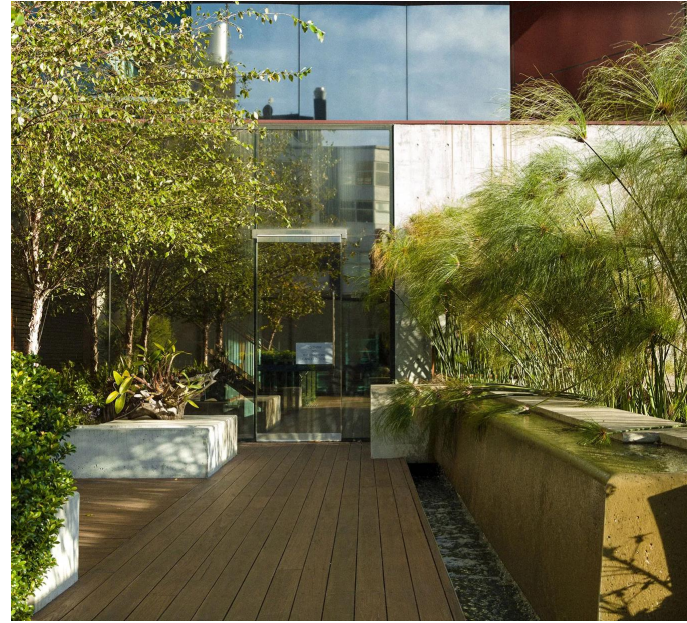
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Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP22	Revision	[1]
Scale	1:100 @ A3		



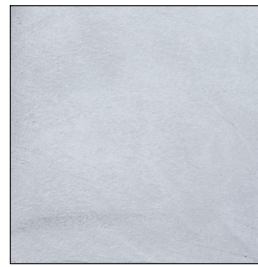
REFERENCE IMAGE:
LONG-SHAPED HANDMADE BRICKWORK



REFERENCE IMAGE:
OBSCURE GLASS SCREEN
GARDEN WALL



REFERENCE IMAGE:
ROOF GARDEN



[RN-01]
NATURAL CEMENT RENDER
COLOUR: GREY TROWEL SMOOTH FINISH



[RN-02]
NATURAL CEMENT RENDER
COLOUR: WHITE TROWEL SMOOTH FINISH



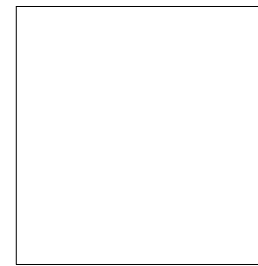
[BRK-01]
LONG-SHAPED HANDMADE BRICK
COLOUR: GREY



STEEL WINDOW FRAMING
COLOUR: GREY



[PA-01]
METAL FINISH
COLOUR: DULUX 'MALAY GREY'
OR SIMILAR



[GL-01]
CLEAR GLASS



[GL-02]
OBSCURE GLASS SCREEN



[GL-03]
OBSCURE GLASS

1
_RN-02
_GL-03

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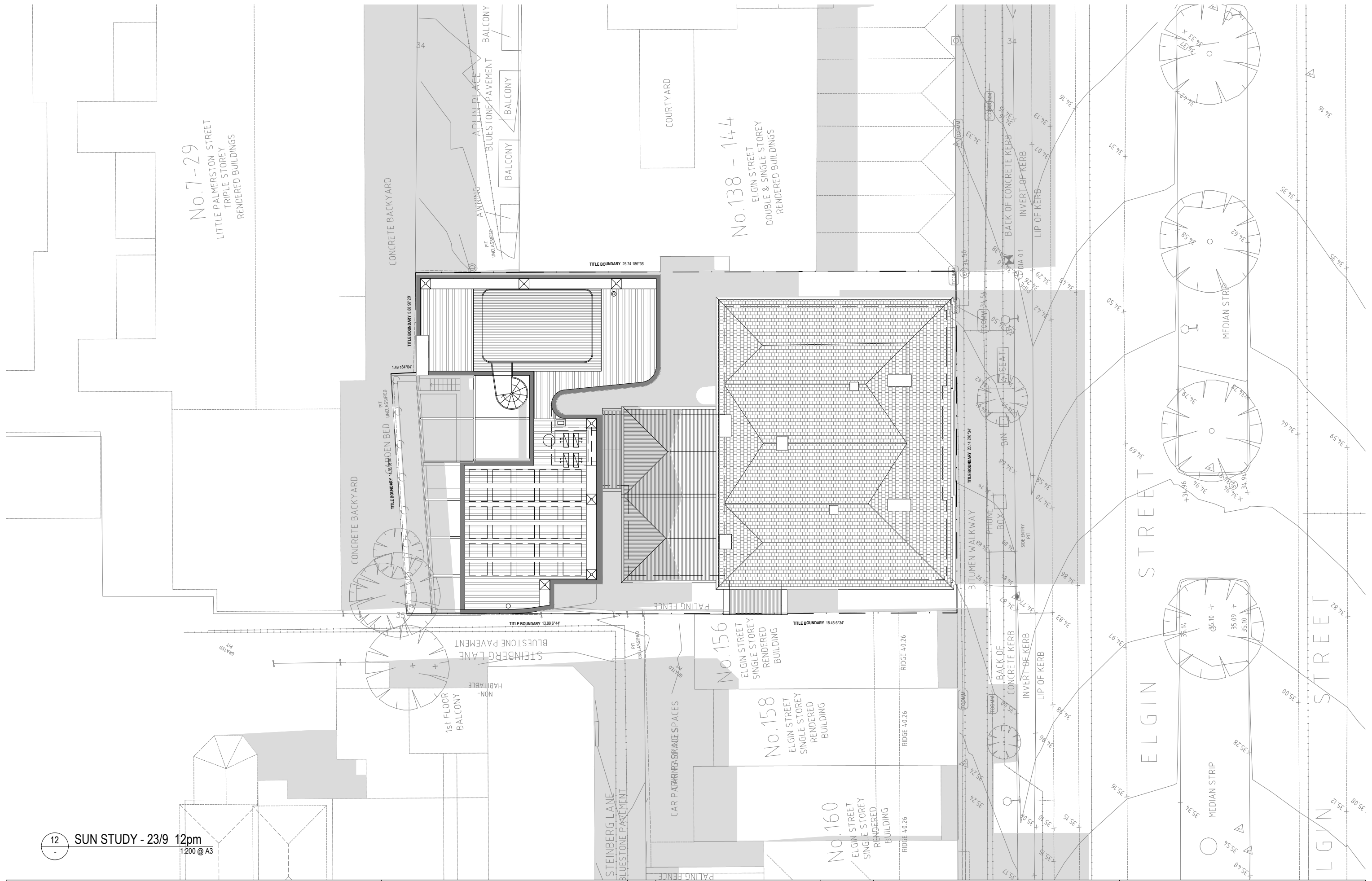
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	MATERIAL PALETTE	
Date	JULY 2022	Revision
Project No.	2022_003	TP23 [1]
Drawn	BH	Check
		CC
Scale		NTS

12 SUN STUDY - 23/9 12pm
1:200 @ A3



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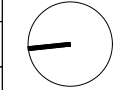
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

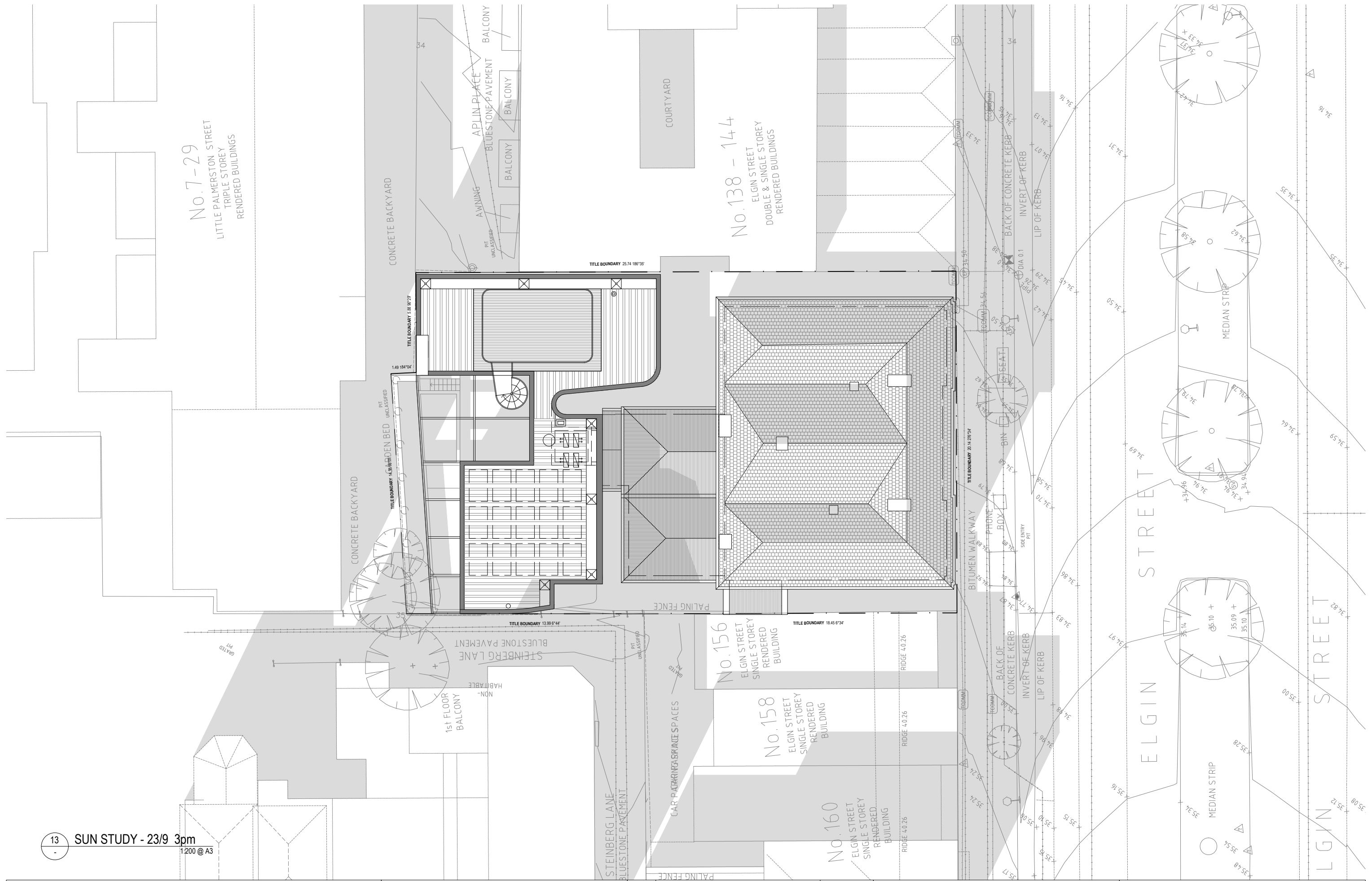
Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	SUN STUDY - 23/9 12pm
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC



Drawing No.	TP25	Revision	[1]
Scale	1:200 @ A3		

13 SUN STUDY - 23/9 3pm
1:200 @ A3



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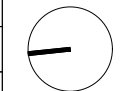
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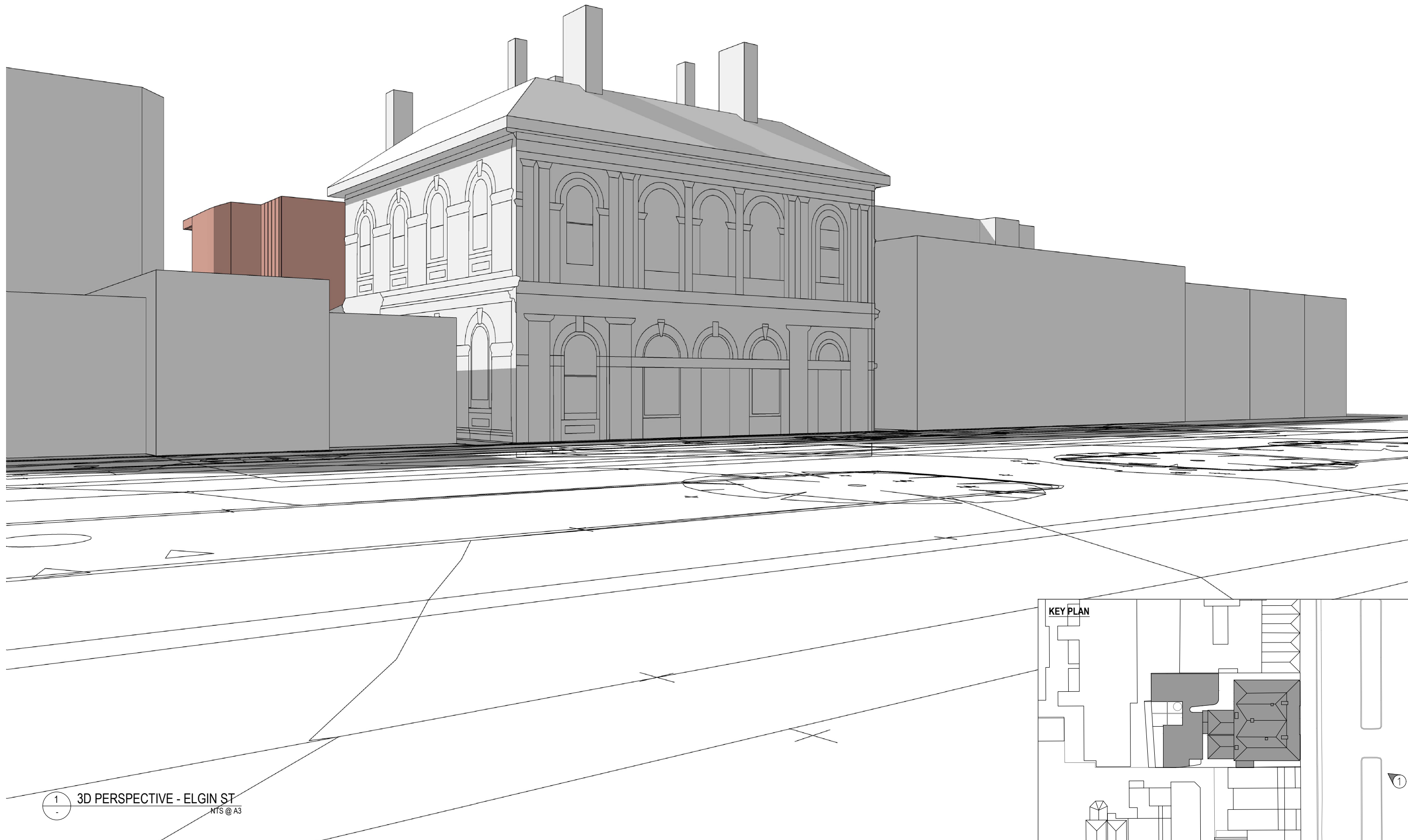
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

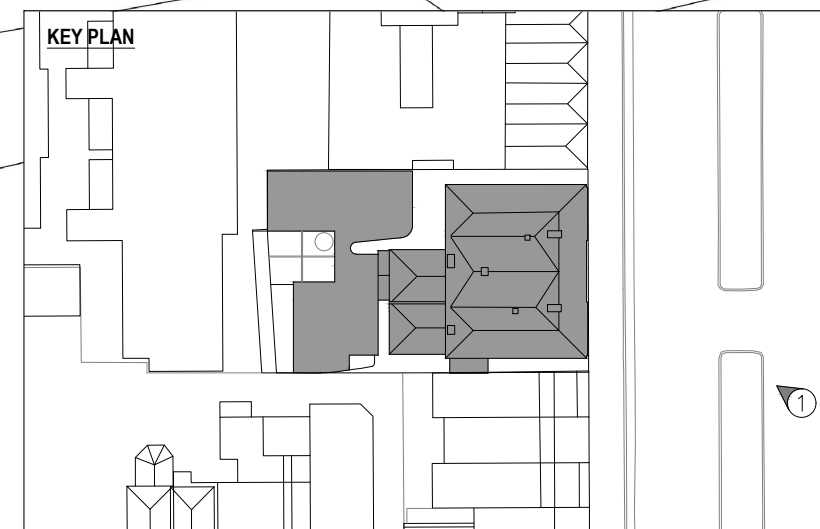
Drawing Title	SUN STUDY - 23/9 3pm
Date	JULY 2022
Project No.	2022_003
Drawn	BH
Check	CC



Drawing No.	TP26	Revision	[1]
Scale	1:200 @ A3		



1 3D PERSPECTIVE - ELGIN ST
NTS @ A3




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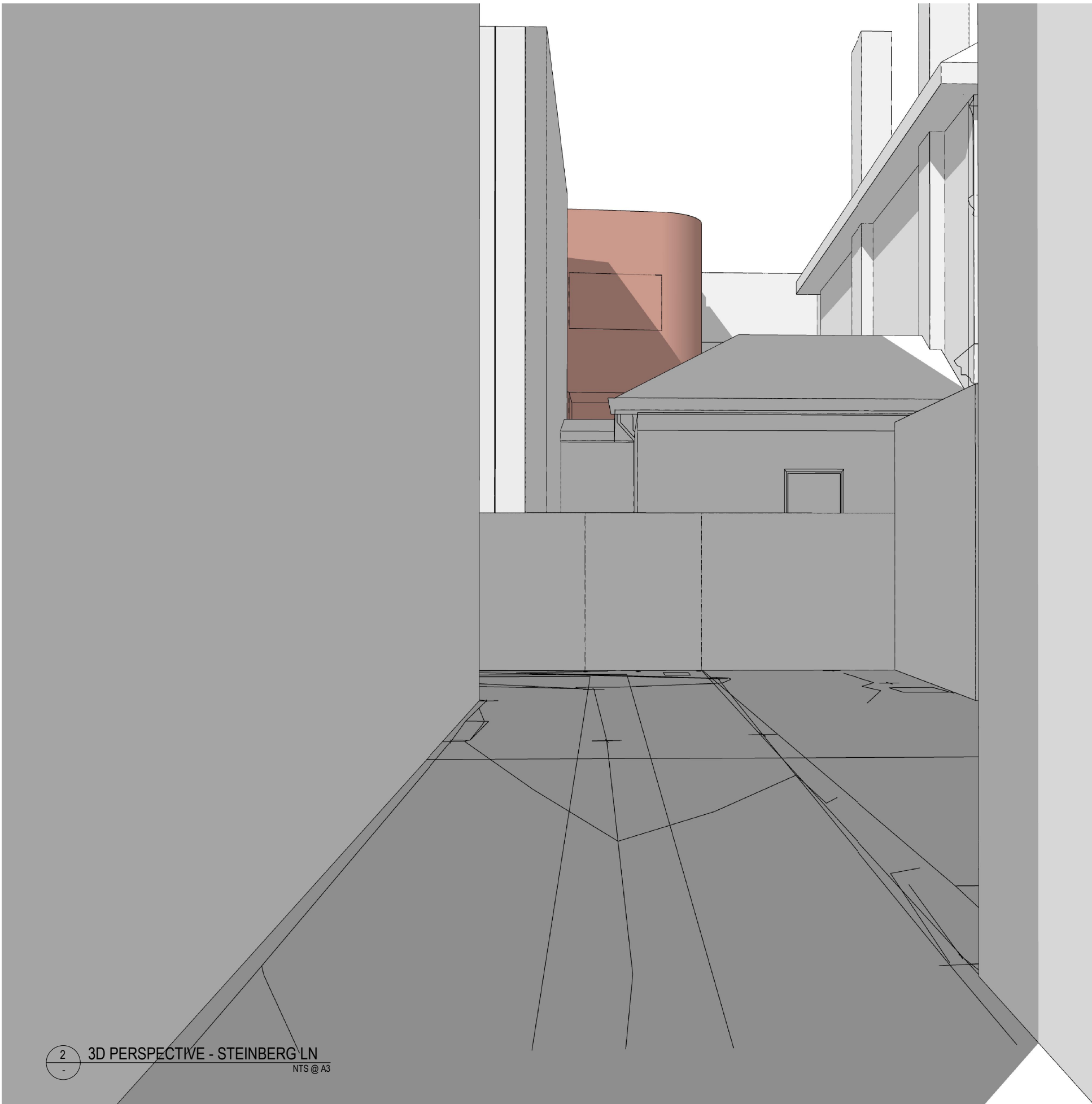
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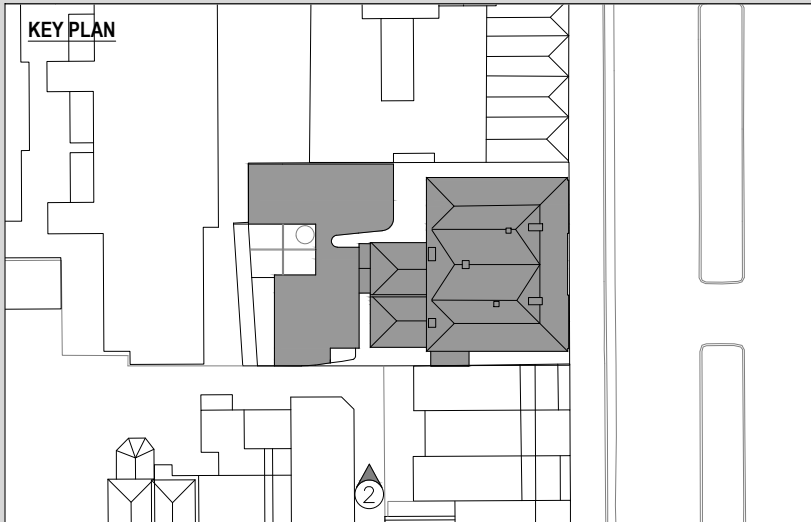
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	3D PERSPECTIVE - ELGIN ST		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP27	Revision	[1]
Scale	NTS		



2 3D PERSPECTIVE - STEINBERG LN
NTS @ A3




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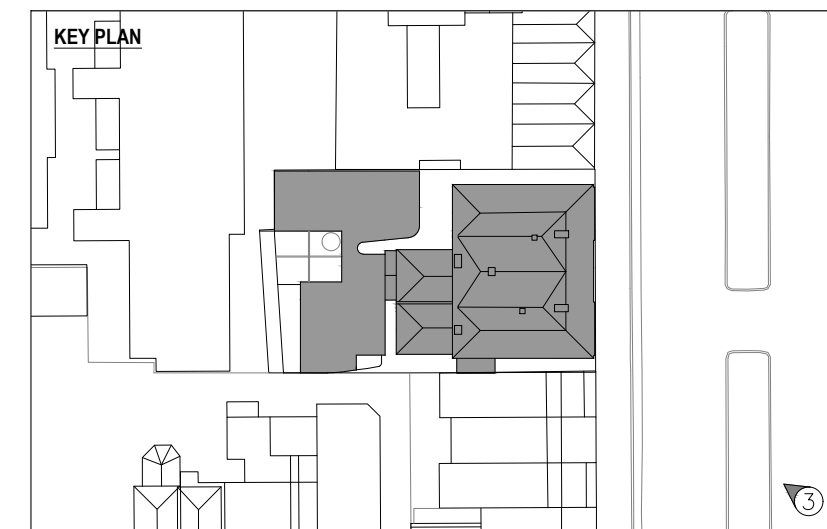
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	3D PERSPECTIVE - STEINBERG LN		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP28	Revision	[1]
Scale	NTS		



3 3D PERSPECTIVE - ELGIN ST / DRUMMOND ST
NTS @ A3


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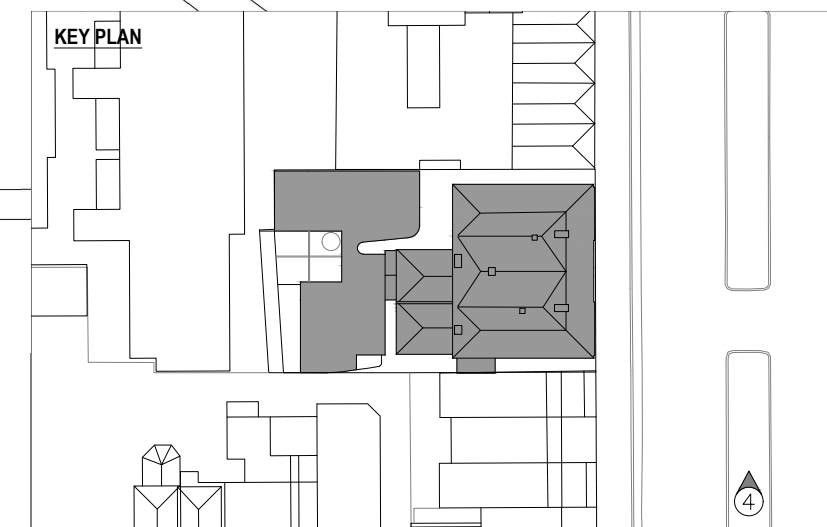
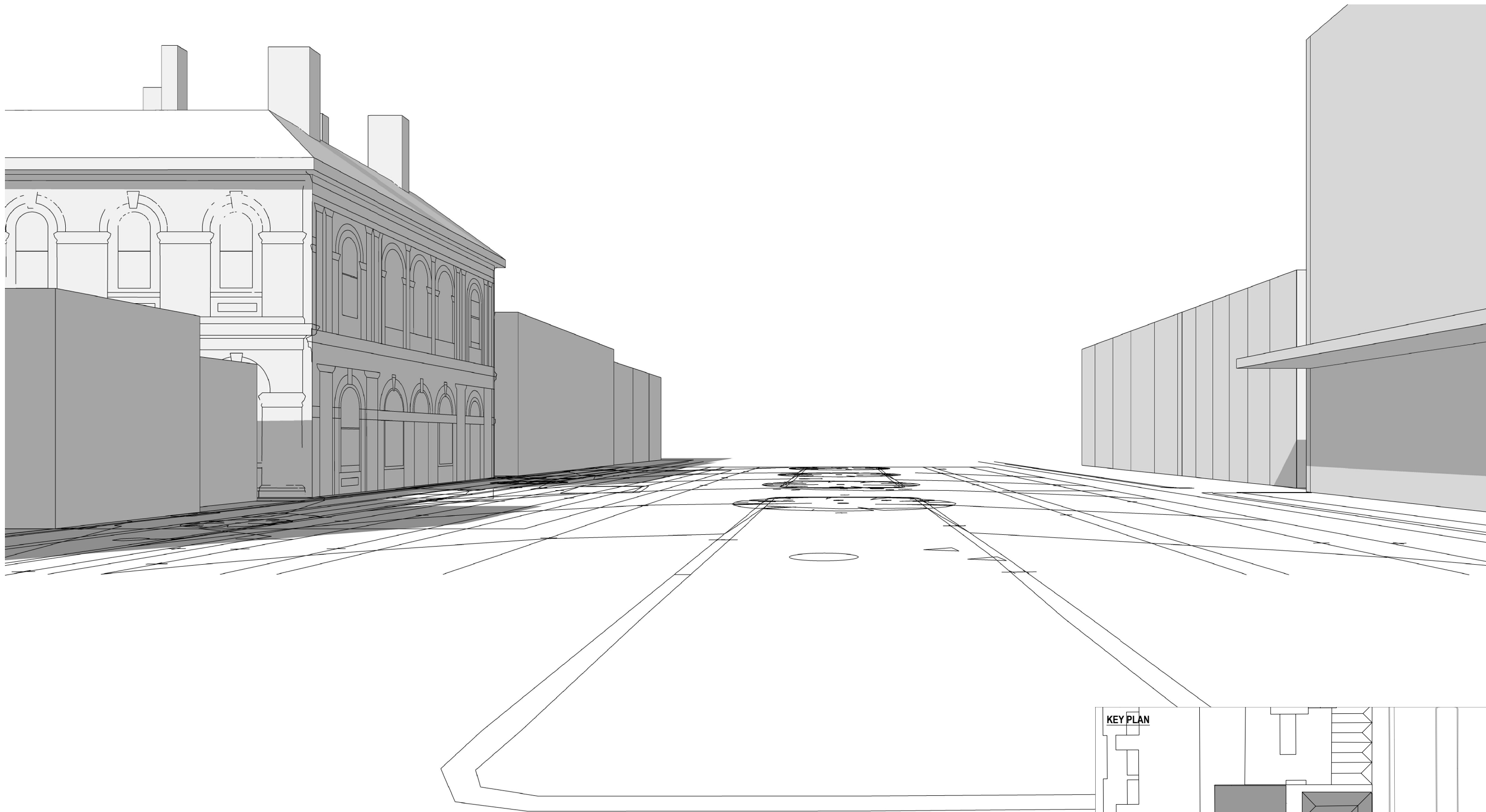
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	3D PERSPECTIVE - ELGIN ST / DRUMMOND ST		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP29	Revision	[1]
Scale	NTS		



4 3D PERSPECTIVE - ELGIN ST (WEST)
NTS @ A3


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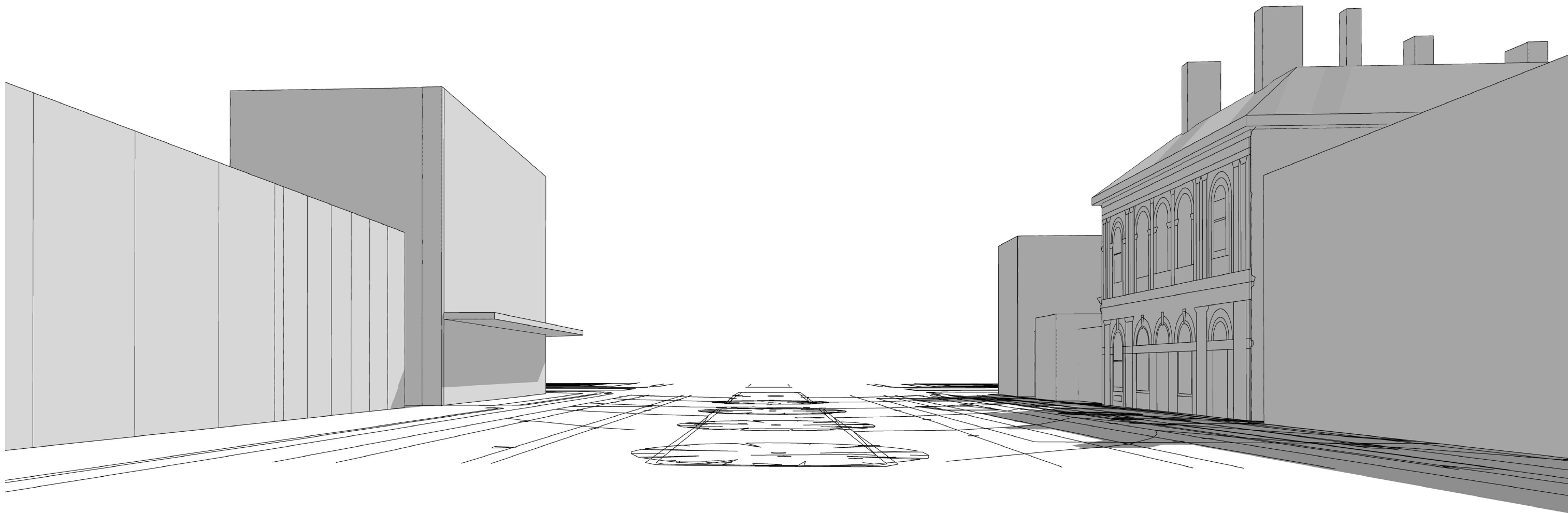
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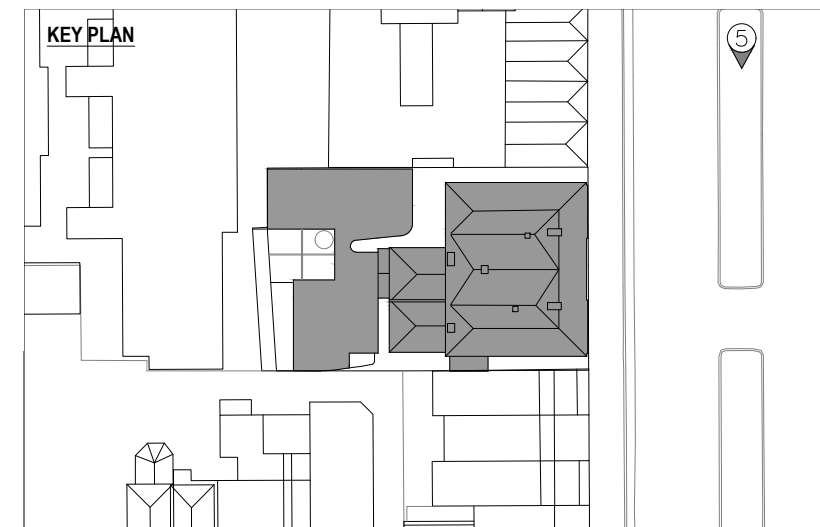
Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	3D PERSPECTIVE - ELGIN ST (WEST)		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP30	Revision	[1]
Scale	NTS		



5 3D PERSPECTIVE - ELGIN ST (EAST)
NTS @ A3




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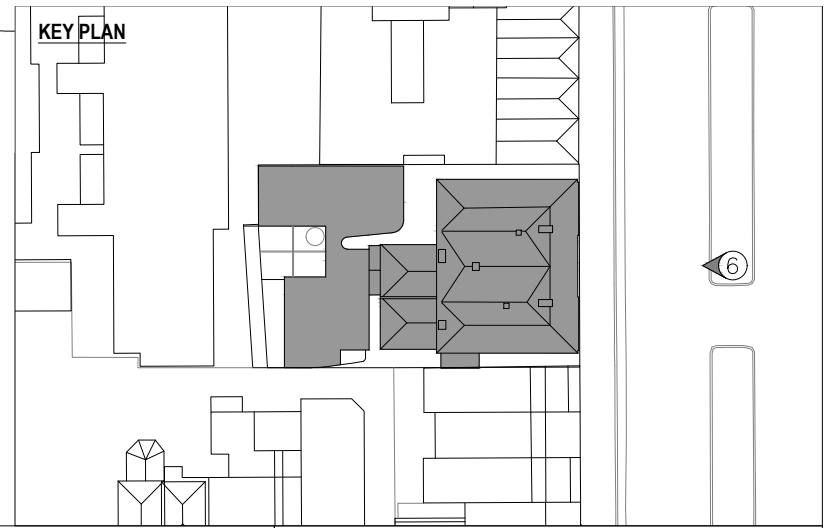
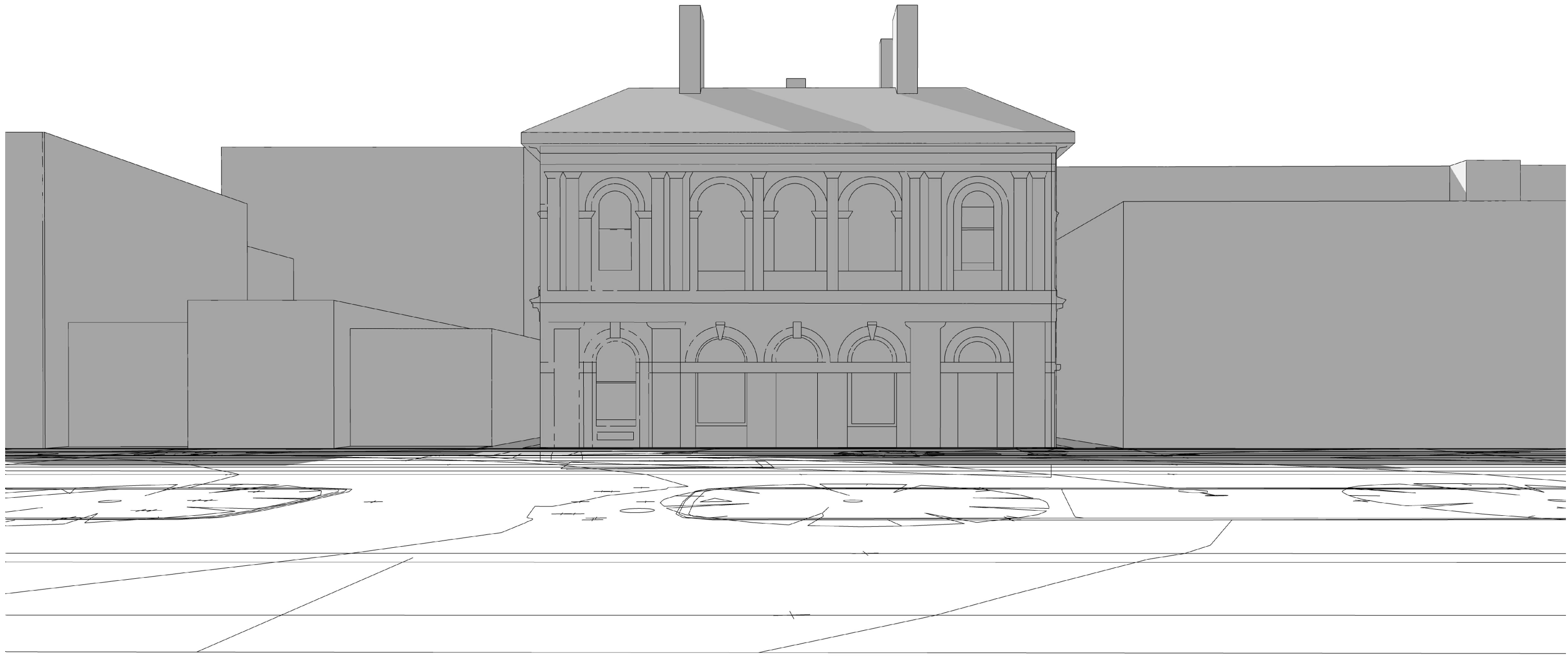
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Rev	Revision Description	Date
-	TOWN PLANNING SUBMISSION	16.12.2022
1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	3D PERSPECTIVE - ELGIN ST (EAST)		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP31	Revision	[1]
Scale	NTS		




6 3D PERSPECTIVE - ELGIN ST (SOUTH)
NTS @ A3

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1	VCAT REVISION	13.02.2024

Project	SINGLE DWELLING
Client	HILLSYDE NOMINEES PTY LTD
Address	146 ELGIN ST, CARLTON VIC 3053
Issue	TOWN PLANNING

Drawing Title	3D PERSPECTIVE - ELGIN ST (SOUTH)		
Date	JULY 2022		
Project No.	2022_003		
Drawn	BH	Check	CC
Drawing No.	TP32	Revision	[1]
Scale	NTS		