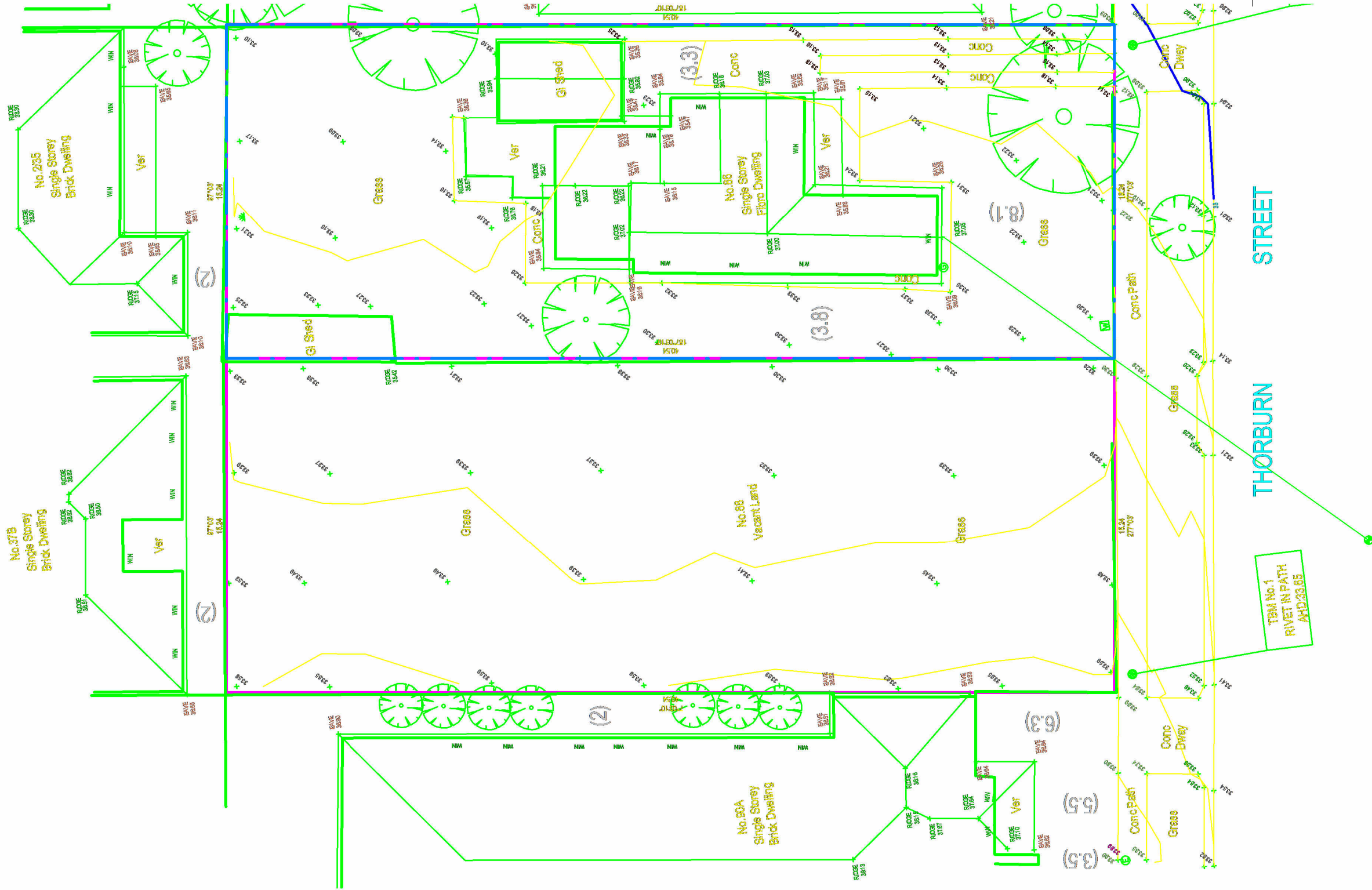
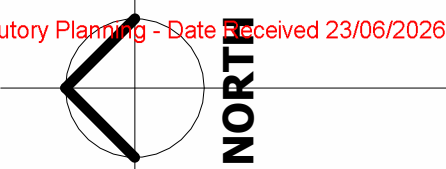


88 THORBURN STREET, BELL PARK, VIC 3215

PROPOSED TWO UNIT DEVELOPMENT

TOWPLANNING SHEET LIST	
SHEET NO.	SHEET NAME
TP 01	COVERSHEET
TP 02	SITE SURVEY
TP 03	PROPOSED SITE PLAN
TP 04	PROPOSED GROUND FLOOR PLAN
TP 05	PROPOSED ELEVATION
TP 06	PROPOSD ELEVATION
TP 07	SHADOW DIAGRAM 9 AM
TP 08	SHADOW DIAGRAM 12 PM
TP 09	SHADOW DIAGRAM 3 PM
TP 10	GARDEN AREA PLAN
TP 11	LANDSCAPE PLAN
TP 12	BREEZE PLAN

DATE	ISSUE	AMENDMENTS	Client GNIK DESIGN		88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	COVERSHEET		
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING							
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI							
			Date	18/06/2026	GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543	SHEET NO.	TP 01		
			Drawn by	JS					
			Checked by	JS <th rowspan="2">© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS</th> <th rowspan="2">FOR TOWNPLANNING</th> <th rowspan="2">SHEET SIZE</th> <th rowspan="2">A3</th> <th rowspan="2">Scale</th>			© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	FOR TOWNPLANNING	SHEET SIZE



DATE	ISSUE	AMENDMENTS	Client		GNIK DESIGN	88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	SITE SURVEY		
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING								
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI	Date	18/06/2026						
			Drawn by	JS		GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543	SHEET NO.	TP 02		
			Checked by	JS		© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	FOR TOWNPLANNING	SHEET SIZE	A3	Scale

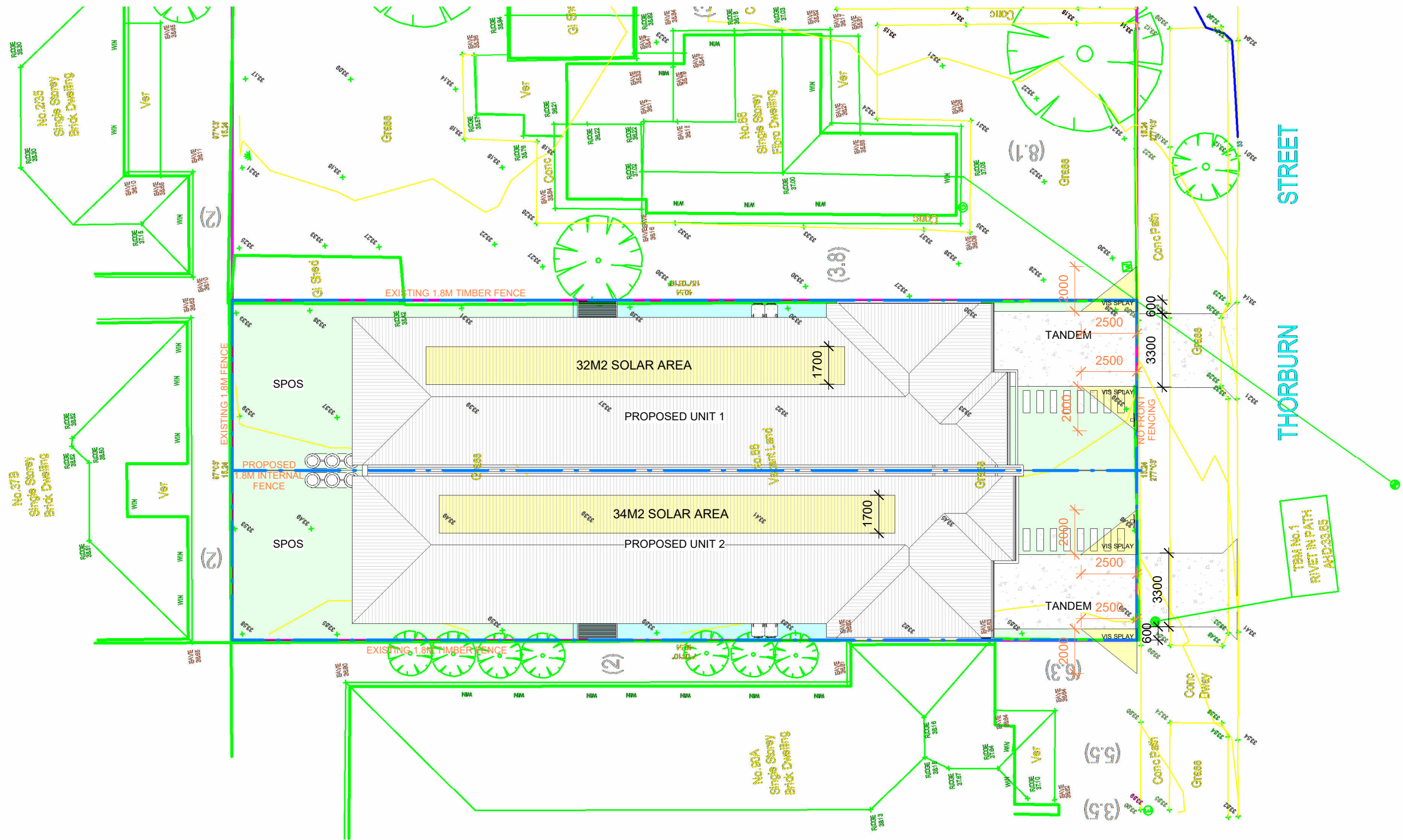
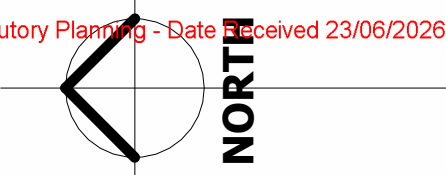
UNIT 2 AREA ANALYSIS	
Name	Area

UNIT 2 SITE COVERAGE	184.59 m²
UNIT 2 SPOS	71.53 m²
UNIT 2 POS	24.84 m²
Grand total	280.96 m²

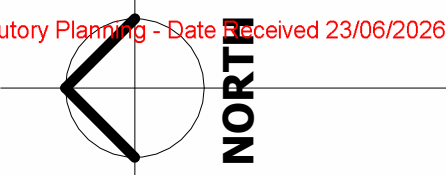
NOTE: 2.0m X 2.5m Splay NO OBJECTS OR VEGETATION TO EXCEED 900mm IN HEIGHT IN SPLAY AREA – FENCE TAPPED DOWN TO 900mm WITHIN THE SPLAY AREAS

NOTE: LIGHTING TO BE PROVIDED TO ALL EXTERNAL ACCESSWAYS AND PATHS

NOTE: EAVES, FIXED HORIZONTAL SHADING DEVICES OR FIXED AWNINGS ON NORTH-FACING WINDOWS, WHICH MEASURED A MINIMUM HORIZONTAL DEPTH BEING 0.25 X THE CORRESPONDING WINDOW HEIGHT



DATE	ISSUE	AMENDMENTS	Client GNIK DESIGN	88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	PROPOSED SITE PLAN			
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING							
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI			Date 18/06/2026	GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543	SHEET NO.	TP 03	
									Drawn by JS
				© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	FOR TOWNPLANNING	SHEET SIZE A3	Scale 1 : 200		

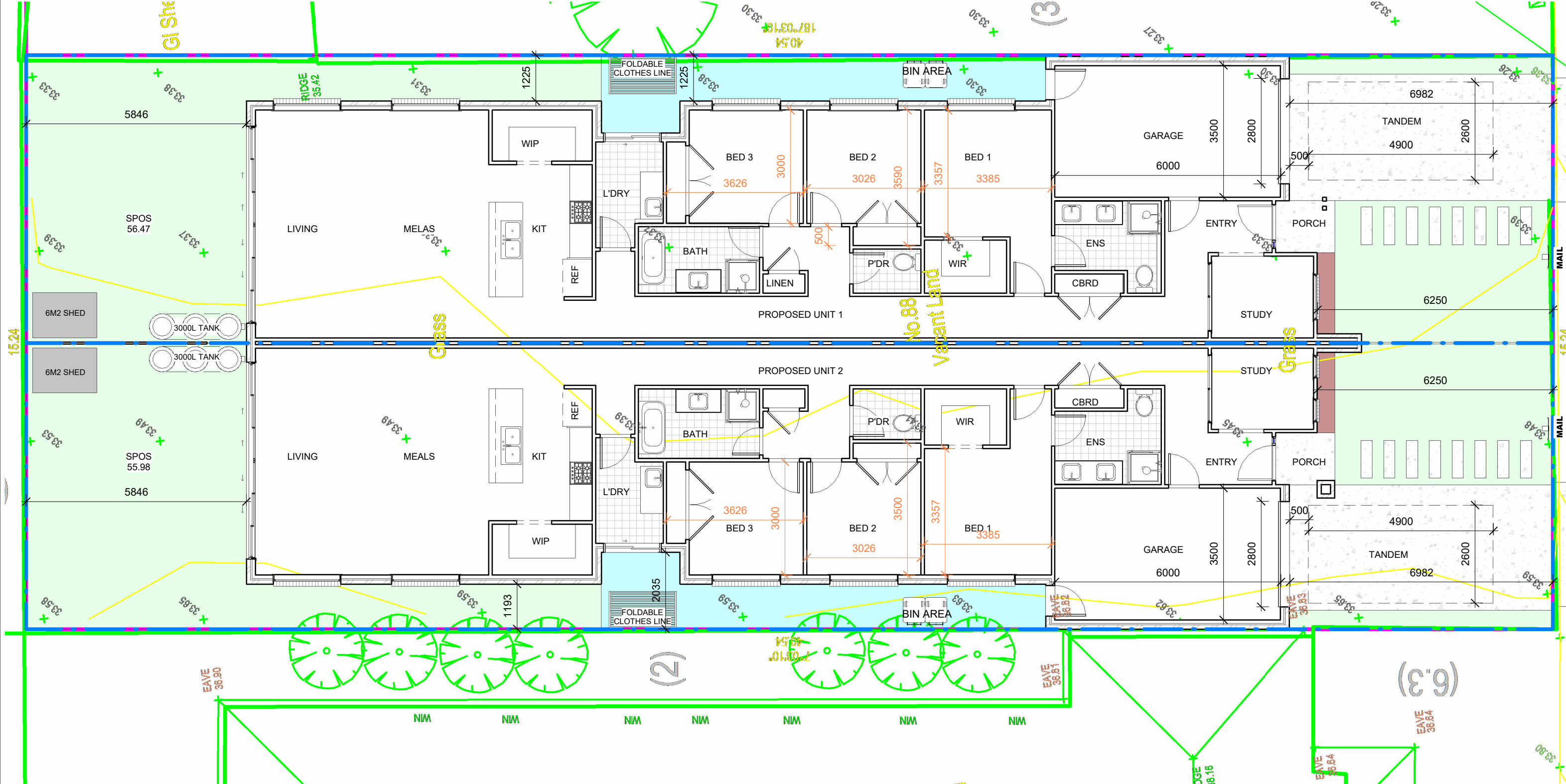


DWELLING SIZE		
Name	Area	Area (sq)

UNIT 1 PORCH	2.46 m ²	0.26
UNIT 1 LIVING	158.93 m ²	17.11
UNIT 1 GARAGE	23.63 m ²	2.54
Total	185.01 m ²	19.91

UNIT 2 SIZE		
Name	Area	Area (sq)

UNIT 2 PORCH	2.46 m ²	0.26
UNIT 2 LIVING	158.93 m ²	17.11
UNIT 2 GARAGE	23.63 m ²	2.54
Total	185.01 m ²	19.91



DATE	ISSUE	AMENDMENTS	Client	GNIK DESIGN	GNIK DESIGN	88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	PROPOSED GROUND FLOOR PLAN			
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING									
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI	Date	18/06/2026							
			Drawn by	JS							
			Checked by	JS		GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543	SHEET NO.	TP 04			
						© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	FOR TOWNPLANNING	SHEET SIZE	A3	Scale	1 : 100



EAST ELEVATION
1 : 100

SELECTED MATERIAL		
BR	SELECTED BRICK:	PUTTY
WB	WEATHERBOARD	SOUTHERLY
FB	FACADE BRICK	OLYMPUS
TR	SELECTED METAL ROOF:	MONUMENT
FG	SELECTED FASCIA & GUTTER:	SURFMIST
RN	SELECTED RENDER :	SOUTHERLY
ED	ENTRY DOORS:	CEDAR
WN	SELECTED WINDOWS:	SURFMIST
GD	SELECTED GARAGE DOOR:	SURFMIST
*OR APPROVED EQUIVALENT		



WEST ELEVATION
1 : 100

DATE	ISSUE	AMENDMENTS	Client		GNIK DESIGN	88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	PROPOSED ELEVATION		
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING								
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI	Date	18/06/2026						
			Drawn by	JS		GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543	SHEET NO.	TP 05		
			Checked by	JS		© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	FOR TOWNPLANNING	SHEET SIZE	A3	Scale

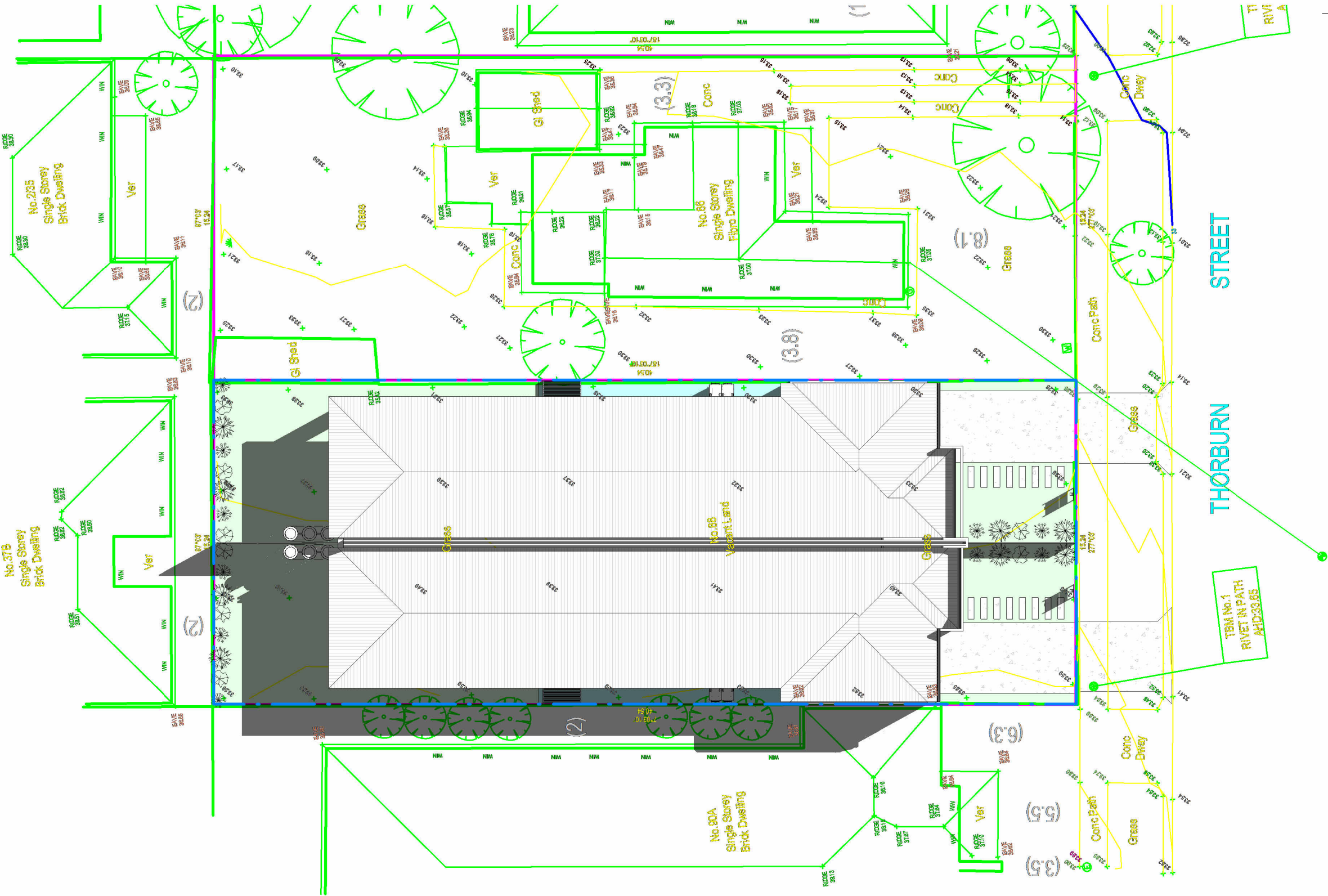


NORTH ELEVATION
1 : 100

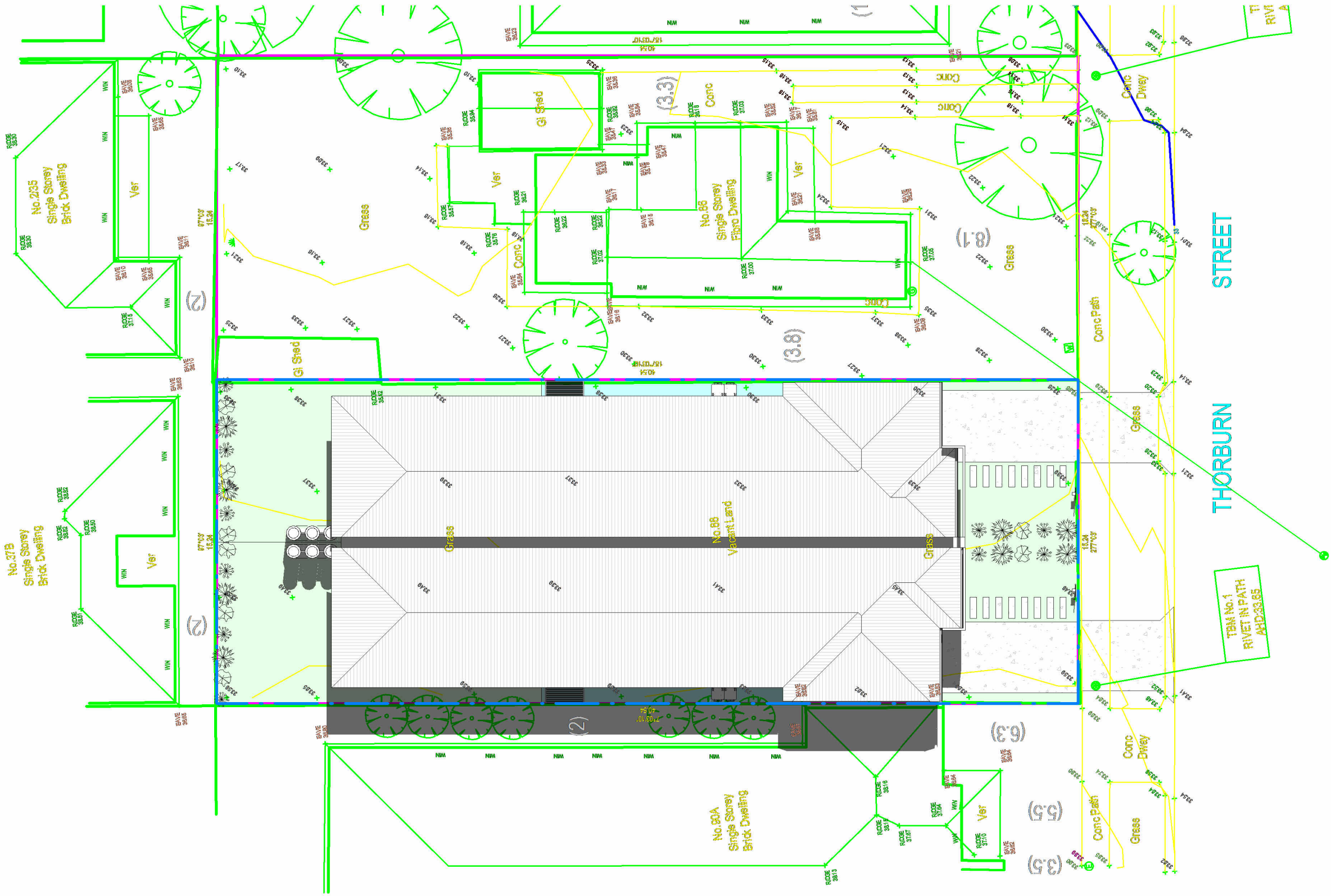
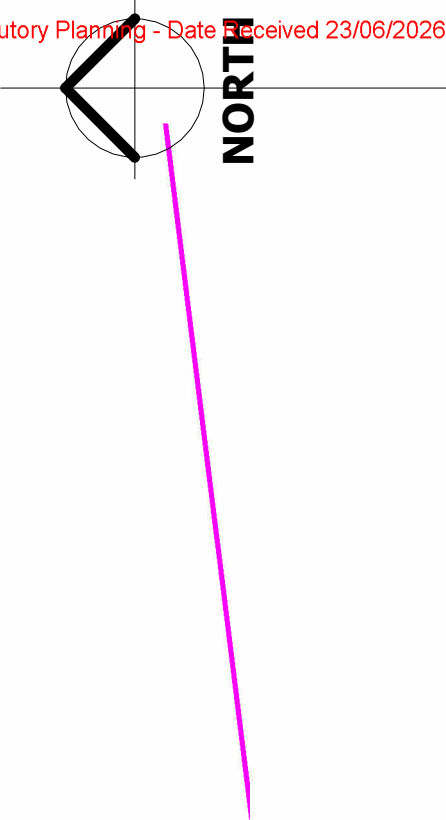


SOUTH ELEVATION
1 : 100

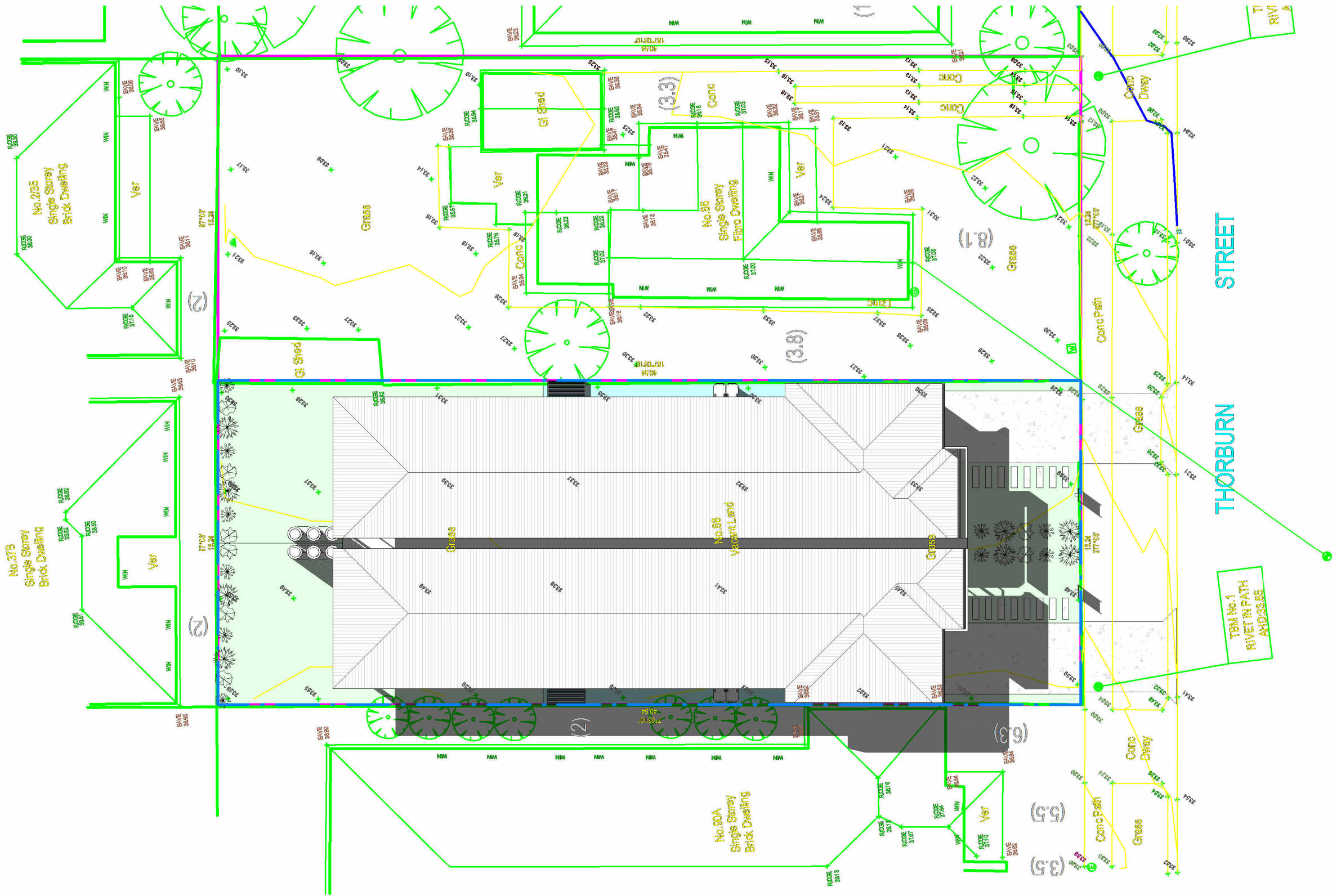
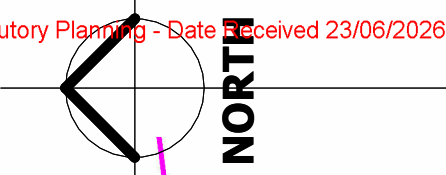
DATE	ISSUE	AMENDMENTS	ClientGNIK DESIGN Date18/06/2026 Drawn byJS Checked byJS		88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	PROPOSD ELEVATION	
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING				SHEET NO.	TP 06	
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI						
					GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543	FOR TOWNPLANNING	SHEET SIZE	A3
							Scale	1 : 100
			© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS					



DATE	ISSUE	AMENDMENTS	ClientGNIK DESIGN Date18/06/2026 Drawn byJS Checked byJS		88 THORBURN STREET BELL PARK 3215 GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543 © THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS		DRAWING TITLE	SHADOW DIAGRAM 9 AM	
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING					SHEET NO.	TP 07	
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI							
							FOR TOWNPLANNING	SHEET SIZEA3	Scale1 : 200



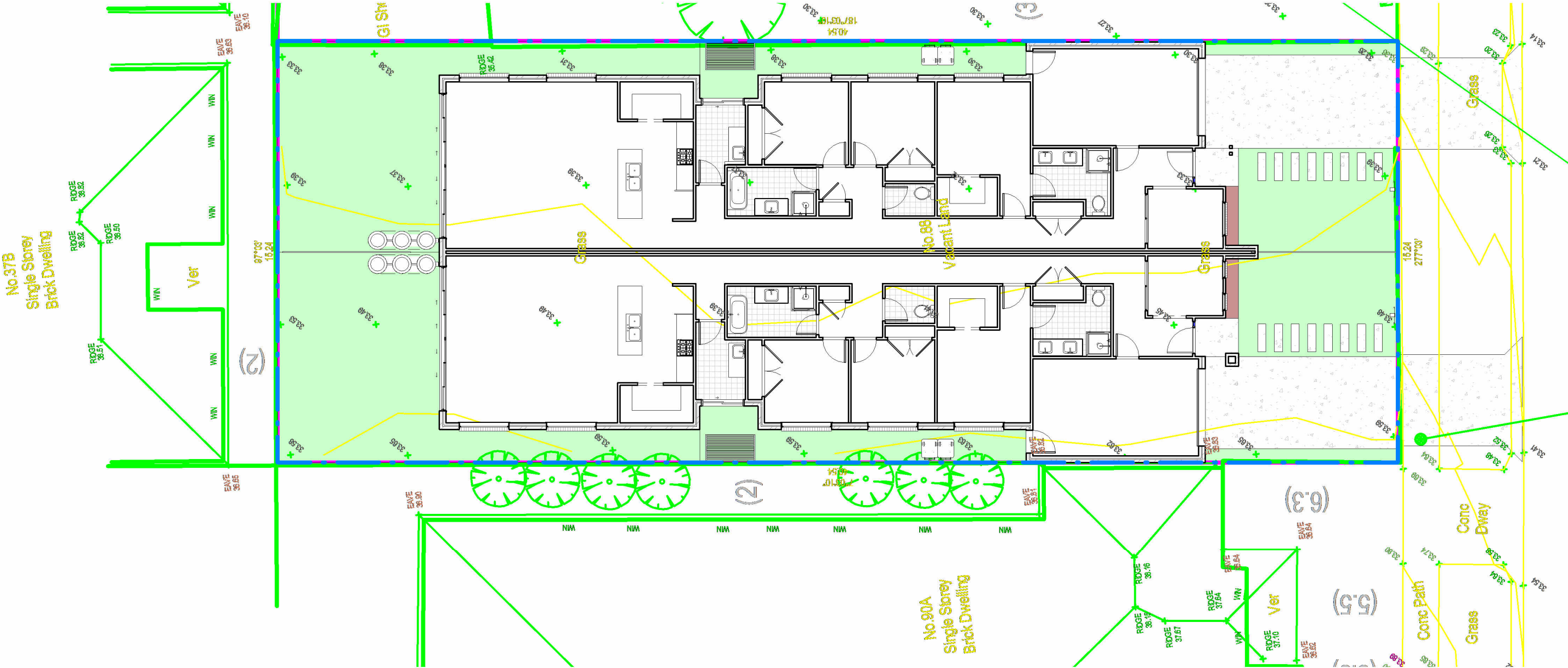
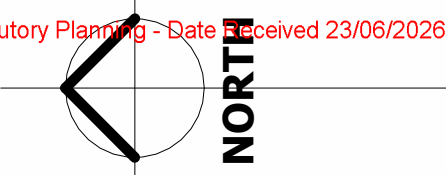
DATE	ISSUE	AMENDMENTS	GNIK DESIGN		88 THORBURN STREET BELL PARK 3215	DRAWING TITLE	SHADOW DIAGRAM 12 PM				
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING				SHEET NO.	TP 08				
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI			GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543						
			GNIK DESIGN		© THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	FOR TOWNPLANNING	SHEET SIZE	A3	Scale	1 : 200	



DATE	ISSUE	AMENDMENTS	ClientGNIK DESIGN Date18/06/2026 Drawn byJS Checked byJS	88 THORBURN STREET BELL PARK 3215 GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543 © THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	DRAWING TITLE	SHADOW DIAGRAM 3 PM		
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING			SHEET NO.	TP 09		
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI			FOR TOWNPLANNING	SHEET SIZE	A3	Scale1 : 200

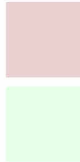


GARDEN AREA: 188.93m²
SITE AREA: 617.62m² 30.59%



DATE	ISSUE	AMENDMENTS	ClientGNIK DESIGN Date18/06/2026 Drawn byJS Checked byJS		88 THORBURN STREET BELL PARK 3215 GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543 © THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS		DRAWING TITLE		GARDEN AREA PLAN	
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING					SHEET NO.		TP 10	
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI					FOR TOWNPLANNING		SHEET SIZE A3	
									Scale As indicated	

LEGEND:



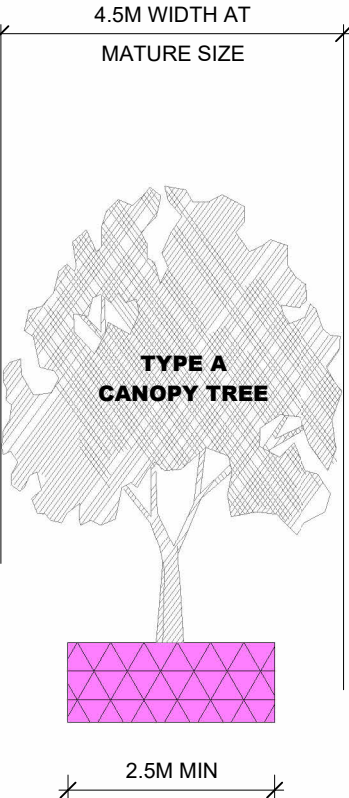
MULCH

LAWN

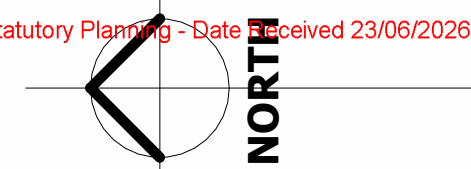
TUSCAN
TOPPING
(GRAVEL)

CONCRETE

SITE AREA: 617.62m2
REQUIRED CANOPY COVER: 61.76m2 10%
CANOPY COVER PROVIDED : 89.33m2 14.46%



SYMBOL	BOTANICAL NAME	COMMON NAME	H X W (M)	POT SIZE	QUANTITY
	SOLANUM LACINIATUM	KANGAROO APPLE	1-3 X 1-3	150	10
	EREMOPHILA DESERTI	TURKEY BUSH	1-4 X 2	150	10
	ALLOCASUARINA LUEHMANNII	BULOKE	5-15 X 5-10	20L	4



GARDEN BEDS

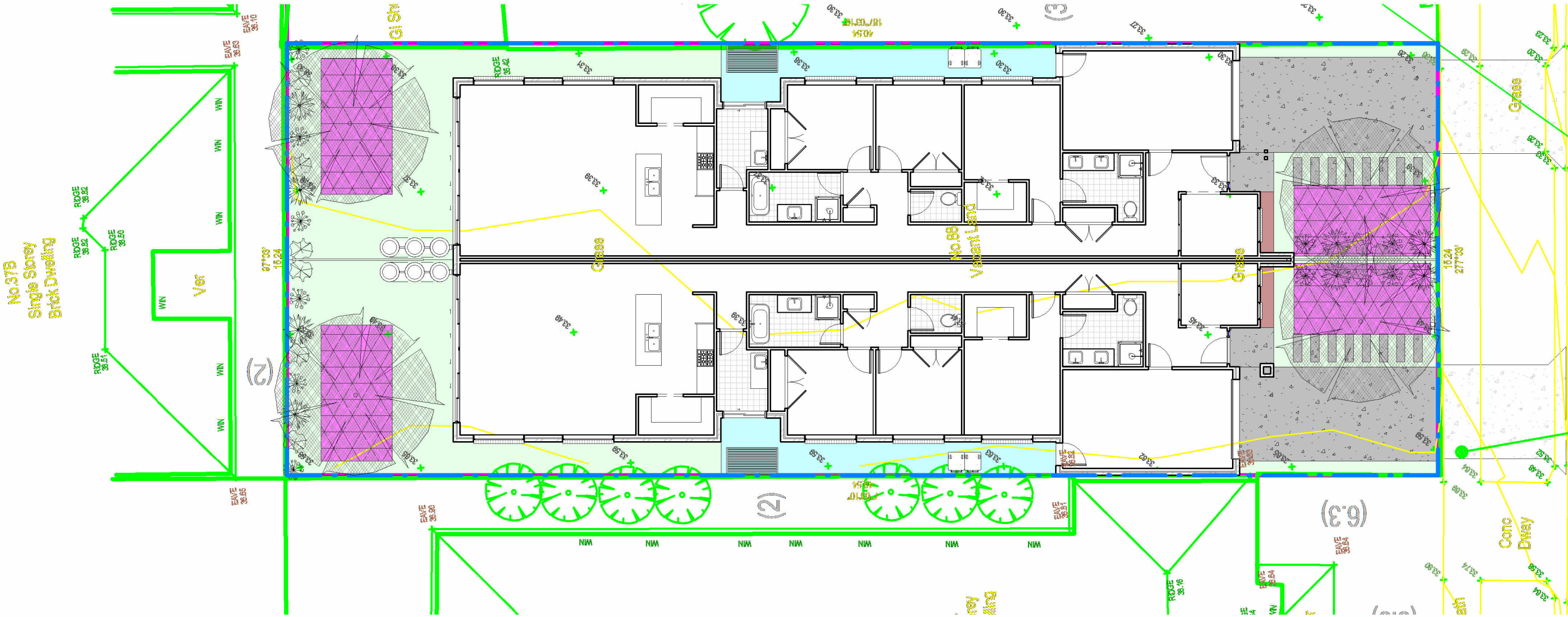
75mm ORGANIC PINE BARK MULCH
400mm APPROVED MEDIUM LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGRADE

LILYDALE TOPPING/ GRAVEL

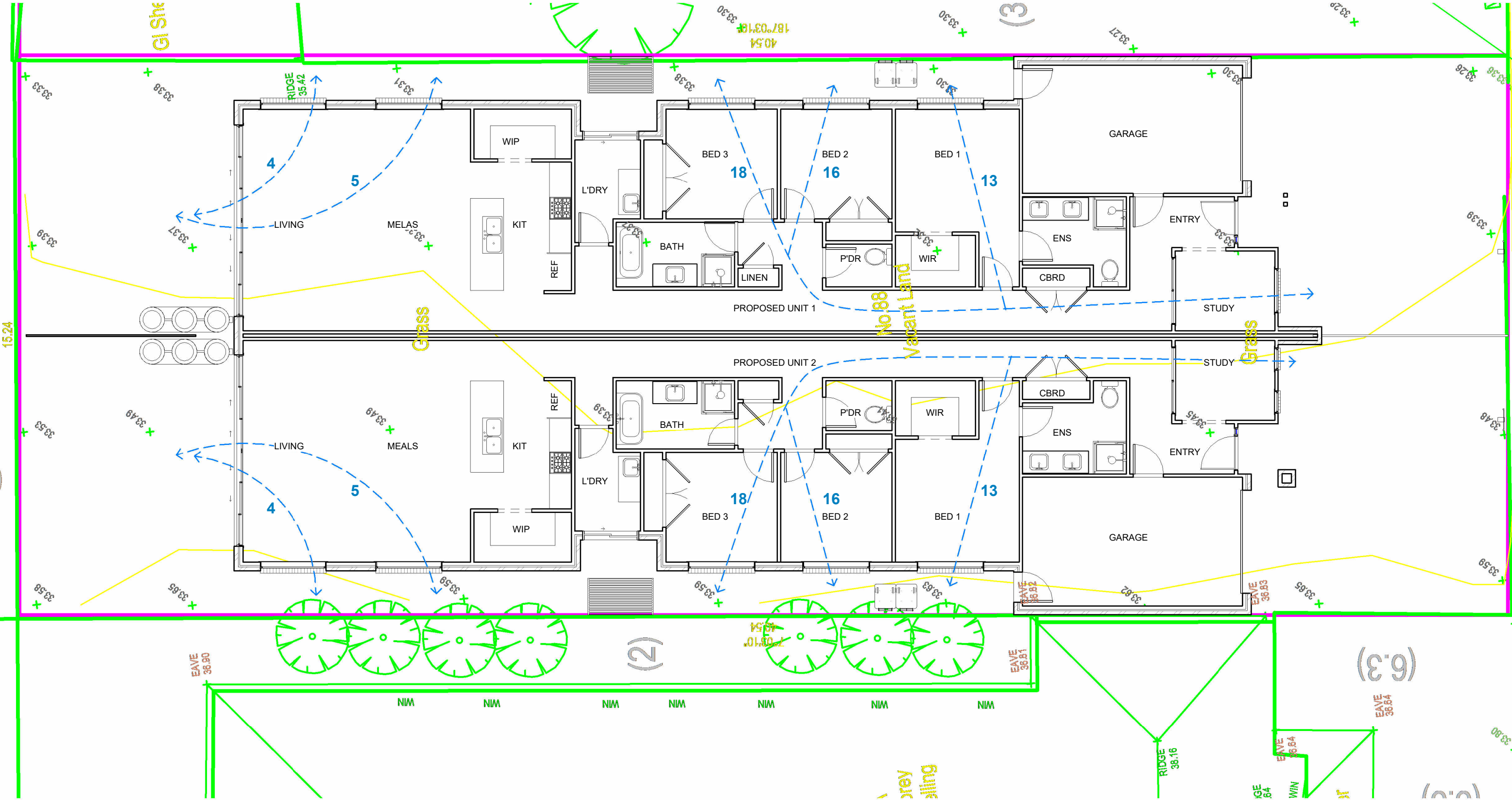
40mm COMPACTED DROMANA TOPPING/ 30 - 40mm RIVER PEBBLE
75mm COMPACTED FCR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES)

LAWN

STRATHAYR 'SIR WALTER SOFT LEAD BUFFALO' OR SIMILAR INSTANT LAWN
100mm APPROVED SANDY LOAM SOIL MIN 150mm DEEP ROTARY HOED SUBGRADE



DATE	ISSUE	AMENDMENTS	ClientGNIK DESIGN Date18/06/2026 Drawn byJS Checked byJS		88 THORBURN STREET BELL PARK 3215 GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543 © THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS		DRAWING TITLE	LANDSCAPE PLAN	
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING					SHEET NO.	TP 11	
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI							
			GNIK DESIGN				FOR TOWNPLANNING	SHEET SIZE A3	Scale As indicated



DATE	ISSUE	AMENDMENTS	ClientGNIK DESIGN Date18/06/2026 Drawn byJS Checked byJS		88 THORBURN STREET BELL PARK 3215 GNIK DESIGN 531 Harkness Rd, Melton, VIC, 3337 Phone 03 9743 5543 © THIS DRAWING IS PROPERTY OF GNIK DESIGN AND IS PROTECTED BY COPY RIGHT LAWS	DRAWING TITLE	BREEZE PLAN		
01/06/2026	REV. A	DRAWINGS PREPARED FOR TOWNPLANNING				SHEET NO.	TP 12		
18/06/2026	REV. B	DRAWINGS UPDATED AS PER RFI							
			GNIK DESIGN			FOR TOWNPLANNING	SHEET SIZE	A3	Scale 1 : 100