

# MINUTES

## ORDINARY MEETING OF COUNCIL

**Tuesday, 14 April 2015**

Held at the  
Council Conference and Reception Centre  
City Hall, Little Malop Street, Geelong  
commencing at 7.00p.m.

COUNCIL:

Cr. D. Lyons <i>Mayor</i>	(G21 Geelong Regional Alliance, Finance, Governance, Regional Cities)
Cr. T. Ansett ( <i>Windermere</i> )	(Heritage, Rural Communities)
Cr. L. Ellis ( <i>Coryule</i> )	(Coastal Communities, Infrastructure, Parks and Gardens, Climate Change)
Cr. J. Farrell ( <i>Beangala</i> )	(Community Safety, Youth, Women in Community Life, Finance)
Cr. K. Fisher ( <i>Corio</i> )	(Community Development, Tourism)
Cr. B. Harwood ( <i>Kardinia</i> )	(Enterprise Geelong, Primary Industries)
Cr. M. Heagney ( <i>Brownbill</i> )	(Central Geelong, Planning)
Cr. J. Irvine ( <i>Austin</i> )	(Sport and Recreation)
Cr. E. Kontelj ( <i>Cowie</i> )	(Aboriginal Affairs, Multicultural Affairs, Finance)
Cr. Dr. S. Kontelj ( <i>Kildare</i> )	(Veteran Affairs)
Cr. R. Macdonald ( <i>Cheetham</i> )	(Major Projects, Knowledge Economy & Education)
Cr. R. Nelson ( <i>Deakin</i> )	(Major Events)
Cr. A. Richards ( <i>Buckley</i> )	(Environment & Sustainability, Transport, Arts & Culture, Climate Change)

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**MINUTES OF THE ORDINARY MEETING  
OF THE GREATER GEELONG CITY COUNCIL  
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE  
CITY HALL, LITTLE MALOP STREET, GEELONG  
TUESDAY, 14 APRIL 2015  
COMMENCING AT 7.00P.M.**

**PRESENT:** Crs D Lyons (Mayor), T Ansett, L Ellis, J Farrell, K Fisher, B Harwood, M Heagney, J Irvine, E Kontelj, S Kontelj, R Macdonald, A Richards

**Also present:** G Miles (Chief Executive Officer), D Frost (General Manager Strategy & Performance), P Bettess (General Manager Planning and Tourism), W Tieppo (General Manager City Services), L Quinn (Acting General Manager Community Services), J McMahon (Acting General Manager Projects, Recreation and Central Geelong), J Brown (Manager Administration and Governance), R Bourke (Governance Co ordinator), J Merlo (Senior Media Officer), A Paterson (EO – Mayor)

**OPENING:** The Mayor declared the meeting open at 7.00pm

**ACKNOWLEDGEMENTS:**

Council acknowledges Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

**APOLOGIES:** Cr R Nelson

**CONFIRMATION OF MINUTES:**

**Cr Ansett moved, Cr Fisher seconded -**

**That the Minutes of the Ordinary Meeting held on 24 March 2015 be confirmed and signed.**

**Carried.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

*Cr Macdonald declared an Indirect Financial Interest in Agenda Item 2 – Combined Planning Scheme Amendment C324 and Permit Application 1503/2014 – 357 and 359 Pakington Street, Newtown in that he has an interest in a property within close proximity to this development proposal.*

**QUESTION TIME:**

*Question Time is an opportunity for questions to be addressed to Council and while the minutes record the general content, they do not purport to be a transcript of what was said by individuals. Likewise Councillor or Officer verbal responses are in summary form only. Views expressed may not be the views of Council.*

*Council's practice is to provide a separate document on its website setting out questions and responses including any more detailed written responses which may be provided subsequent to the meeting.*

*Cr Macdonald declared an Indirect Financial Interest in Agenda Item 2 – Combined Planning Scheme Amendment C324 and Permit Application 1503/2014 – 357 and 359 Pakington Street, Newtown in that he has an interest in a property within close proximity to this development proposal and left the room prior to discussion at 7.37pm.*

## **2. COMBINED PLANNING SCHEME AMENDMENT C324 AND PERMIT APPLICATION 1503/2014 - 357 AND 359 PAKINGTON STREET, NEWTOWN**

**Portfolio:** Planning - Cr Heagney  
**Source** Planning and Tourism - City Development  
**General Manager:** Peter Bettess  
**Index Reference** Application: C324 and 1503/2014

### **Purpose**

The purpose of this report is to consider Amendment C324 to the Greater Geelong Planning Scheme to rezone land at 357 and 359 Pakington Street, Newtown, from General Residential 1 Zone to Commercial 1 Zone.

### **Summary**

- Amendment C324 proposes to rezone land at 357 and 359 Pakington Street Newtown from General Residential Zone 1 to Commercial 1 Zone.
- The rezoning application for 357 Pakington Street is accompanied by a permit application for buildings and works (associated with an office and two dwellings). Partial reduction in car parking, and a three lot subdivision.
- The combined rezoning and permit application has been prepared by Sincock Planning (Planning Consultants) on behalf of Dale Whitford.
- At the request of Council officers, the rezoning proposal also encompasses the property to the south at 359 Pakington Street, such that the Commercial 1 Zone would extend from Percy Street northward up to and including 357 Pakington Street.
- The Commercial 1 Zone is the most appropriate zone for commercial use and development within an activity centre, and the rezoning will join an existing area of Commercial 1 Zone.
- The site area of 357 Pakington Street is approximately 450 sqm. and for 359 Pakington Street it is 376 sqm.
- The subject land is currently zoned General Residential Zone 1 and is not affected by any overlays.
- The application for a permit applies only to 357 Pakington Street. It seeks approval for buildings and works associated with an office and two dwellings, a partial reduction in car parking and a three lot subdivision.
- The state and local planning policy framework support the provision of commercial space within an existing activity centre. This location is classified as an infill development within the extent of the existing commercially zoned land.
- It is considered the design and layout of the proposed development complements the existing shopping centre and will integrate well into the function of the retail core.

- It is recommended that Council resolves to support the preparation of the Amendment and that Council requests the Minister for Planning to authorise the preparation and exhibition of the Amendment.

**Cr Heagney moved, Cr Ansett seconded -**

**That Council:**

- 1) supports the preparation and exhibition of Amendment C324 to the Greater Geelong Planning Scheme to rezone the land at 357 and 359 Pakington Street, Newtown, from the General Residential Zone 1 to Commercial 1 Zone;**
- 2) considers the application for a planning permit for an office and two dwellings on the land at 357 Pakington Street, Newtown, concurrently with the preparation of the Amendment in accordance with the *Planning and Environment Act*, and that draft Planning Permit 1503/2014 be prepared and exhibited with the Amendment, subject to resolution of the detail of the permit conditions; and**
- 3) requests the Minister for Planning to authorise the preparation and exhibition of Amendment C324 and Planning Permit 1503/2014.**

**Carried.**

### ***Background***

On 26 November 2014 a combined Planning Scheme Amendment request and Planning Permit application was lodged by Sincock Planning on behalf of Dale Whitford, pursuant to Section 96A of the *Planning and Environment Act 1987*.

It is proposed to rezone the land at 357 and 359 Pakington Street, Newtown, from the General Residential Zone 1 to the Commercial 1 Zone and obtain a planning permit (1503/2014) to construct an office and two dwellings. The land at 357 Pakington Street is currently developed with a single storey weatherboard dwelling and shed, whilst the land at 359 Pakington Street is also developed with a single storey weatherboard dwelling with a paved front setback and gravel rear courtyard, and is used as a café.

An aerial map of the subject land is shown at Appendix 1 and a current zoning map is shown at Appendix 2. The proposed rezoning map is shown at Appendix 3.

In addition to the buildings and works, the permit is to allow a three lot subdivision and a partial reduction in car parking on the land at 357 Pakington Street.

The site plan (Appendix 4) shows that the proposed office at ground floor level will have a floor area of 223sqm supported by 4 car parking spaces accessed from a rear carriageway. The two dwellings are located at the second floor level with floor areas of 79.5sqm and 84.5sqm, each with one on-site car space accessed from the rear carriageway.

The development is of contemporary design as shown in perspective drawings at Appendix 5.

The rezoning request and permit application was supported by a planning report (Sincock Planning) and traffic assessment (Cardno) as well as site, development and landscaping plans.

Lodgement of the application followed two pre-application meetings between Council officers and the applicant about the layout for the development and access/parking arrangements.

### ***Discussion***

The application seeks to rezone two (2) parcels of land located in Pakington Street containing a dwelling and a café from General Residential Zone 1 to Commercial 1 Zone. It also proposes to construct a two storey office (ground floor) and apartment building (2 apartments at first floor level) on the land at 357 Pakington Street. The proposal will extend the existing Commercial 1 Zone northwards along Pakington Street from Percy Street to encompass the properties from 357-359 Pakington Street.

The property to the south is included in the rezoning at the request of officers to ensure the application appropriately provides for the Commercial 1 Zone to extend in a southerly direction to the boundary of the existing Commercial 1 Zone. The land at 359 Pakington Street is used for commercial activities and is visually strongly connected to the southern end of the existing Pakington Street shopping strip.

The existing neighbourhood centre is uneven in its spatial arrangement, the west side (extending approximately 250m south of the Chilwell Primary School at Fairview Avenue Street to past Mervyn Street, the east side extending approximately 393m south from Clarendon Street (opposite the school) to Marshall Street (extending opposite the subject site). The geographical centre point of the centre's eastern side is the existing Clarendon Hotel on the corner of Russell Street.

From a purely spatial and centre based approach there is merit in extending the zoning of the Centre on its western edge to include the subject sites. Extension of the Centre is reasonably logical in this location. The adjoining unit developments to the north of the subject site will remain a considerable residential land use within the Centre.

### **Reason for the Amendment**

The core reason for the planning scheme amendment is to enable the mixed use development of the site, primarily the provision of office floor space that is operated independently of any dwelling.

As noted in the application report, *“the Pakington Street Newtown shopping centre has limited office space available, and particularly has very few options for office space at a ground floor level. Whilst three residential parcels were rezoned on the south side of Mervyn Street in recent years, the development specifically provided for retail use at the ground floor and office use at the first floor, therefore providing limited opportunity for ground floor frontage for office uses in the centre.”* Preliminary works for this project have only recently commenced.

### **Consistency with Retail Strategy**

The Greater Geelong Retail Strategy, June 2006, provides a hierarchy of preferences for the location of new retail development. Preference is given to sites located within existing identified activity centres. If no sites are available within existing activity centres, the next preference is for 'edge-of-centre' sites. This proposal constitutes an infill location that is within the defined boundaries of the activity centre.

The proposal is consistent with the City of Greater Geelong Retail Strategy. A very small commercial floor space (223sq.m) is proposed, however this will foster small business development via the opportunity to locate in a successful and vibrant neighbourhood shopping centre and provide office based activity that is in short supply in this centre. The location of the site within the existing boundaries of the centre, with Commercial 1 land in proximity to the north and south, and opposite to the east, effectively means the boundary of the centre doesn't change, but infill development is occurring and supporting the existing centre and customer base.

The very small growth of the Centre via this development doesn't change the size or role of the neighbourhood centre, and is therefore consistent with the existing hierarchy. The floor space proposed is insignificant and doesn't warrant any assessment against Clause 22.03 as it is well under the 2000sq.m threshold for an economic analysis, does not propose a key major tenant, is not considered to be an out of centre proposal and does not increase an existing floor space cap.

The proposal consolidates an existing neighbourhood centre and via the mixed use nature of the proposal, supports vitality and activity at the centre during the day and evening.

The Pakington Street centre is identified as having a Neighbourhood centre role within the identified retail hierarchy which typically serve between a 8,000 – 25,000 population catchment, range from 2,500m<sup>2</sup> – 10,000m<sup>2</sup> retail floor space are typically based around convenience related shopping needs such as newsagent, chemist, hairdresser, green grocer, butcher, takeaway food and anchored by a supermarket. These activities are all well represented in this centre (with the exception of a supermarket) with the addition of an established hotel. Low vacancy rates would seem to suggest a reasonably well functioning and viable centre. There are low levels of quality office space in the neighbourhood centre; an outcome inconsistent with objectives which seek to support a range of uses and opportunities within activity centres. The combination of office and residential is a desirable outcome from a policy perspective.

### **Physical Impact on the Centre**

The site provides an infill development opportunity that increase commercial floor space and provides for a modern and attractive building form, building on the existing catchment of the centre and being accessible by foot, bicycle, public transport and car.

The proposal also adds to the limited availability of office floor space in the centre which is unlikely to be added to within the existing centre without extensive redevelopment of existing zoned premises or substantial increases in height which will impact on the low scale character of the centre.

The proposed rezoning will change the land from purely residential use to a mix of business and residential use, with a minor net residential increase. The property at 357 Pakington Street is a modest older weatherboard home that is not covered by a heritage overlay and has not been considered to be of historic merit in the latest Newtown Heritage Study. Whilst this will be lost in the redevelopment, the dwelling density is increased by the development of two dwellings at the first floor level, therefore compensating for the loss of residential land.

The amendment adds to the Commercial 1 zoning within the shopping centre without compromising the neighbourhood atmosphere nor will it add a significant amount of commercial floor space to the Centre that would change its place in the retail hierarchy. It is not adding any retail floor space.

It is considered an appropriate strategic response to develop a 'balanced' Centre on each side of Pakington Street with good pedestrian and visual links between each side of the street. Extending the Commercial 1 Zone northward from Percy Street to include the subject land will achieve this outcome whilst residential uses will be retained in the Centre on both the subject land and to the north.

Protecting and enhancing the interface edges with adjoining residential properties is critical to strip shopping centres such as Chilwell Village, and has been considered and addressed by the proposed design of the development for 357 Pakington Street.

Overall, it is considered that the proposal is consistent with planning policy and requirements and will visually and physically integrate with the existing neighbourhood centre.

### **Proposed Planning Permit**

The proposed development for the 357 Pakington Street site presents a contemporary design utilising a range of building materials that are compatible with those in the adjacent area. Materials include scyon matrix cladding, block work and expressed steel framing along with a steel framed structure along the balconies and pergolas with vertical wires for climbing plants to add interest and design elements to the frontage. The design also integrates pedestrian protection (verandah), utilises clear glazing to the office which allows for a clearly defined entrance and an activated street frontage and provides streetscape continuity.

The site has a residential interface: the residential property to the west is separated by the carriageway easement, whilst the dwelling to the north is setback between 3-5m from the common boundary. To the south is a former dwelling converted to a food and drink premises. The site is proposed to be developed with setbacks to the ground and first floor providing building separation and ensuring no loss of amenity for the occupants of the dwellings. The building will overshadow the food and drink premises but this is acceptable given it is not secluded private open space associated with a dwelling.

The dwellings and office can be accessed from both the street and from the rear, where the entrances are conveniently located close to car parking spaces. The dwellings have either a terrace or balcony providing private outdoor spaces for residents of the dwellings and also providing surveillance over the street and rear laneway. It is considered that the development is responsive to the site and respectful of the adjoining dwelling.

The application was referred to Councils Engineering, Waste and Traffic Units who raised no concerns with the application subject to conditions being placed on the permit. The Waste Unit requires an area indicated on the plan showing sufficient capacity for the four bins for the units and waste and recycling bins for the office use. Assessment of the proposal and examination of internal and external referral comments has determined that issues relating to access, drainage and waste are able to be addressed and included in the draft planning permit conditions prior to exhibition.

The application has been assessed against proposed Commercial 1 Zone where it has been found to comply. The office is an as of right use and the dwelling use is also as of right as the frontage of the dwellings at ground floor does not exceed 2 metres. The subdivision component of the application corresponds with the development and clearly delineates the common areas and the two dwellings from the office.

The proposed reduction in car parking spaces has been assessed against Clause 52.06 'Car Parking'. One car parking space for each apartment is provided which complies, but only four spaces are provided for the office where seven are required. One additional space will be created on street and the Car Parking Assessment submitted with the application concluded "*...the proposed development is not considered to have a significant impact on the operation of Percy Street or the surrounding road network and is considered appropriate.*" Councils Traffic Engineers commented that there are no traffic engineering issues to not support the proposed amendment, and that all issues identified pre-application will be addressed as conditions on the planning permit.

The dwellings generally comply with Clause 55 (two or More Dwellings on a Lot) with the front setback, site coverage, energy efficiency, side setbacks, walls on boundary and storage requiring variation to the standard but maintain compliance with the relevant objectives.

***Environmental Implications***

The subject site is extending the existing neighbourhood shopping centre of Chilwell Village and is conveniently and safely accessible to pedestrians. Located on a major road, the site is also serviced by bus services that operate along Pakington Street.

***Financial Implications***

No impact to budget.

***Policy/Legal/Statutory Implications***

The proposal meets the following strategic objectives:

- It supports the strategic intent outlined in the State Planning Policy Framework and Local Planning Policy Framework including the Municipal Strategic Statement;
- It provides land for office purposes on a site where any land use conflicts can be minimised;
- It respects the existing hierarchy of Activity Centres by simply providing increased opportunity within an existing Neighbourhood Centre context;
- It integrates both office and residential use to provide a range of activities on one site; and
- It reallocates office use from a residential use, adding supply to the former without a negative impact on provision of residential land.

The site has strategic merit for an extension to the Chilwell Village Shopping Centre in Pakington Street Newtown as a minor expansion of the existing neighbourhood activity centre. It is consistent with state and local planning policy to consolidate existing centres where synergies with adjacent uses can be achieved. In this case, the addition of office space to the Centre can be achieved in conjunction without the need to convert or redevelop established retail sites.

***Alignment to City Plan***

The Amendment supports the 'Growing our Economy' strategic direction of City Plan.

***Officer Direct or Indirect Interest***

No Council Officers have any direct or indirect interest, in accordance with Section 80 (c) of the Local Government Act to which this Amendment relates.

***Risk Assessment***

There are no notable risks associated with implementing the recommendation contained in this report.

***Social Considerations***

The proposed amendment will add further services to the Chilwell Village Shopping Centre in the form of office space.

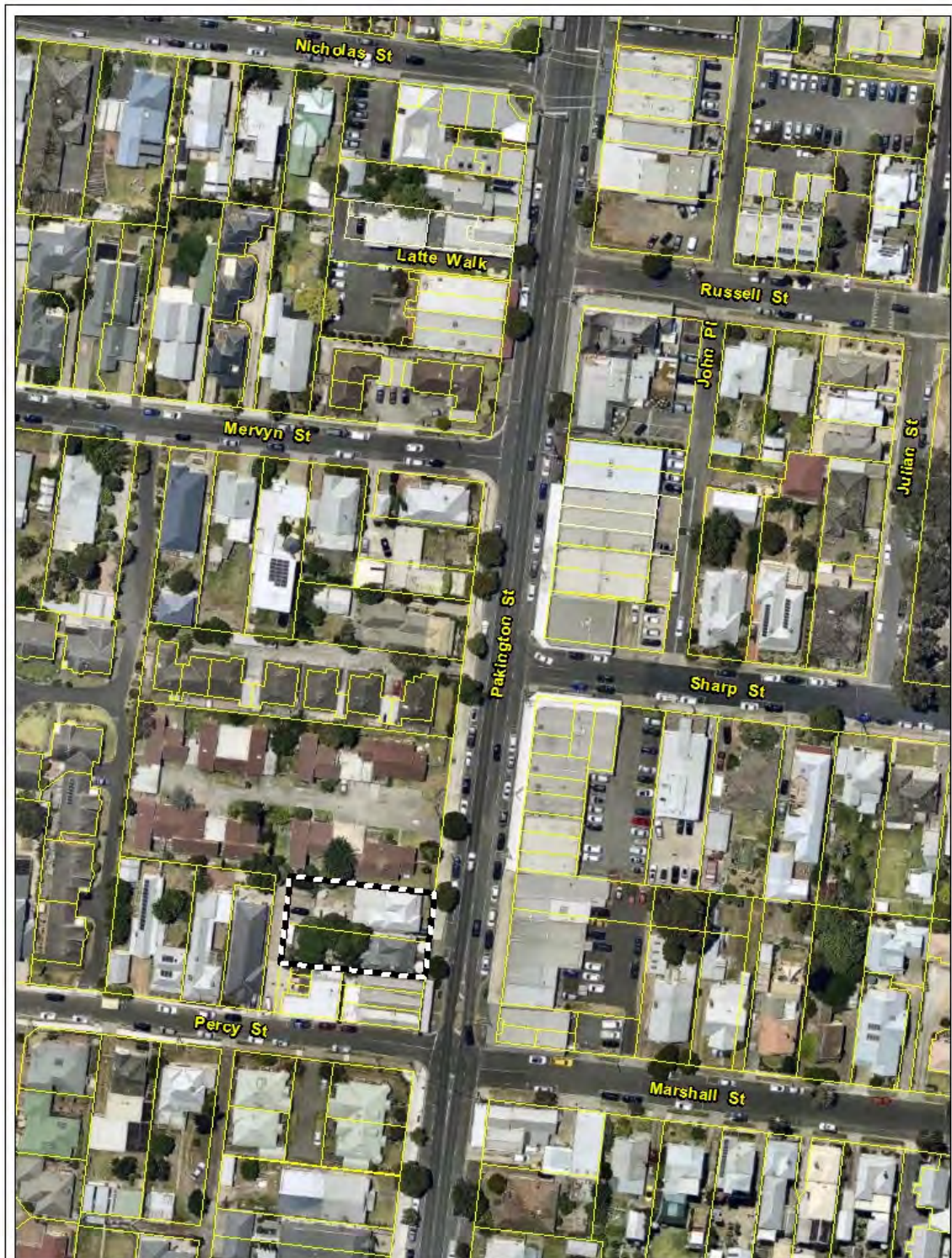
***Human Rights Charter***

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

***Consultation and Communication***

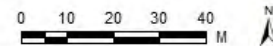
The Amendment will be exhibited in accordance with the notice provisions of the *Planning and Environment Act 1987*.

**APPENDIX 1 – LOCATION OF SUBJECT SITE**



**SUBJECT LAND - 357 & 359 PAKINGTON STREET**

Prepared by City of Greater Geelong - 18 February 2015 (Aerial imagery - November 2014)  
Although all due care has been taken to ensure that this document is correct, no warranty  
is expressed or implied by the City of Greater Geelong or Barwon Water in its use.



**APPENDIX 2 – CURRENT LAND USE ZONING**



**GREATER GEELONG PLANNING SCHEME - ZONES**

**LEGEND**

NEIGHBOURHOOD RESIDENTIAL ZONE	COMMERCIAL 1 ZONE	COMPREHENSIVE DEVELOPMENT ZONE	PUBLIC PARK & RECREATION ZONE
GENERAL RESIDENTIAL ZONE	COMMERCIAL 2 ZONE	ACTIVITY CENTRE ZONE	PUBLIC CONSERVATION & RESOURCE ZONE
RESIDENTIAL GROWTH ZONE	INDUSTRIAL 1 ZONE	PORT ZONE	ROAD ZONE CATEGORY 1
LOW DENSITY RESIDENTIAL ZONE	INDUSTRIAL 2 ZONE	PUBLIC USE ZONE - Service & Utility	ROAD ZONE CATEGORY 2
MIXED USE ZONE	INDUSTRIAL 3 ZONE	PUBLIC USE ZONE - Education	
TOWNSHIP ZONE	SPECIAL USE ZONE	PUBLIC USE ZONE - Health & Community	
RURAL LIVING ZONE	PRIORITY DEVELOPMENT ZONE	PUBLIC USE ZONE - Transport	
FARMING ZONE	URBAN GROWTH ZONE	PUBLIC USE ZONE - Cemetary/Crematorium	
RURAL CONSERVATION ZONE	COMMONWEALTH LAND	PUBLIC USE ZONE - Local Government	
URBAN FLOODWAY ZONE		PUBLIC USE ZONE - Other Public Use	

Prepared by City of Greater Geelong - 18 February 2015  
 Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.  
 This map contains all Amendments to the G.G.P.S. gazetted prior to the date shown above, however, for certainty, a Planning Certificate should be obtained.  
 This map should be read in conjunction with additional Planning Overlay maps (if applicable).

**SUBJECT LAND - 357 & 359 PAKINGTON ST**



**APPENDIX 3 – PROPOSED REZONING**



Part of Planning Scheme Map 49

**LEGEND**

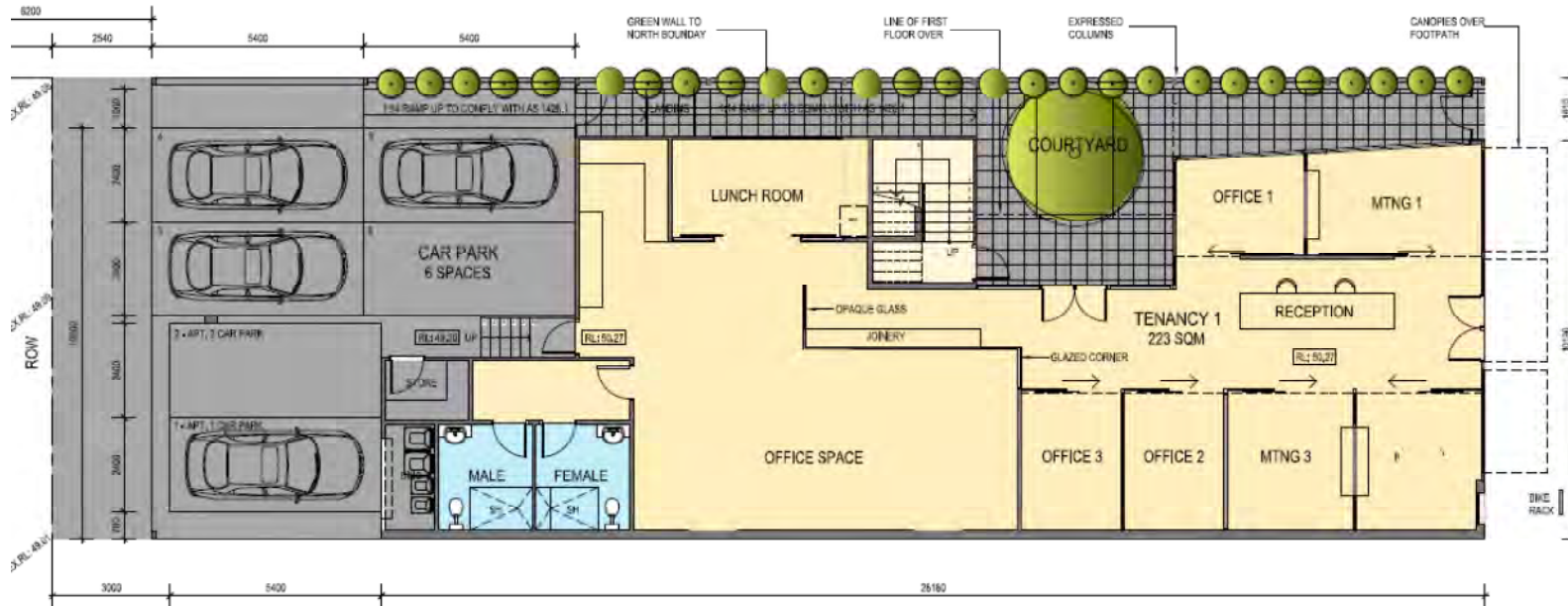
**C1Z** COMMERCIAL 1 ZONE

**AMENDMENT C324**

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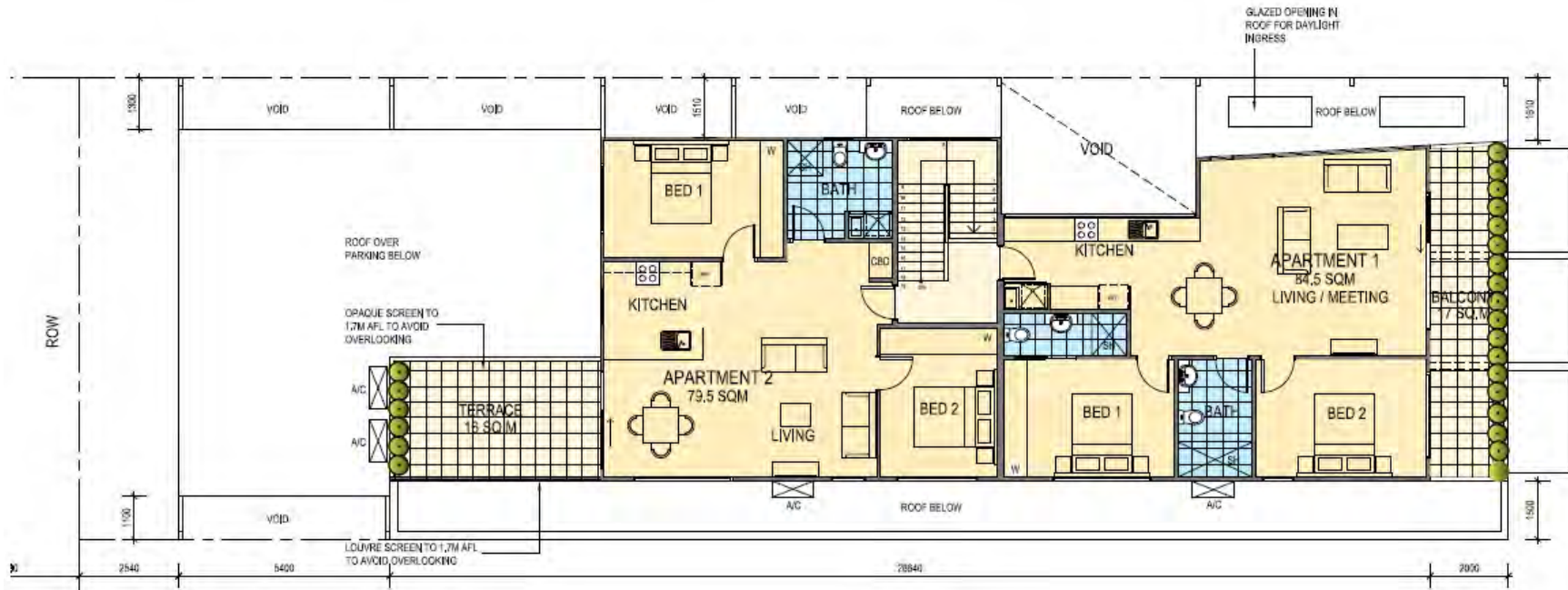
# APPENDIX 4 – PROPOSED SITE PLANS



357 PAKINGTON STREET, NEWTOWN

NORTH  <small>Manufacturers and suppliers of building materials should refer to the relevant Australian Standards for the correct use of materials and components. It is the responsibility of the designer to ensure that the materials and components used are suitable for the intended use and that they comply with the relevant Australian Standards.</small>	PROJECT PROPOSED NEW DEVELOPMENT	TITLE GROUND FLOOR PLAN	DATE 11/09/2014	DRAWN MG	CHECKED MG	REV IPOS	mark j gratwick <small>188 Pakington Street Newtown NSW 1501 02 9550 1888 www.markjgratwick.com.au</small> 
	SCALE 1:100	DATE SEPT 2014	DESCRIPTION IPOS	REV IPOS			

1401




**FIRST FLOOR PLAN**  
 1:100 @ A3

357 PAKINGTON STREET, NEWTOWN

<p>NO. 101</p> <p>1401</p>	<p>PROJCT PROPOSED NEW DEVELOPMENT</p> <p>TITLE FIRST FLOOR PLAN</p> <p>SCALE: 1:100</p> <p>DRAWN: MFD</p>	<p>DATE: SEPT 2014</p> <p>CHECKED: MFD</p>	<p>FILE NO: IP06</p> <p>DESCRIPTION: REV</p>	<p>mark j gratwick</p> <p>188 queensway auckland 06 301 1000</p> <p>www.mjg.co.nz</p> 
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# APPENDIX 5 – PROPOSED ELEVATIONS





REAR ELEVATION  
1:100 @ A3

EXTERNAL FINISHES SCHEDULE

A	WALL	ICYN MATR CLADDING COLOUR ZULU SUFFRUT
B	WALL	RENDER BLOCKWORK COLOUR ZULU SUFFRUT
C	EXPOSED STEEL	STEEL T SECTION EXPRESSED FRAME COLOUR ZULU SUFFRUT
D	WINDOWS	ALUMINUM FRAMED EXTERNAL DOORS & WINDOWS COLOUR DULX CHEVON
E	BULLTRAC	WIRE BULLTRAC COLOUR STAINLESS STEEL
F	BULLTRAC	BLAD BULLTRAC COLOUR CLEAR
G	FINISH	ICYN MATR CLADDING COLOUR CARB GRAY
H	DOORS	ALUMINUM GLAZING ORSALUM COLOUR RUSTED METAL
I	BULLTRAC	BLAD BULLTRAC COLOUR OPALQUE
J	LEAVE SCREEN	POWDERCOAT METAL COLOUR GRAY
OG		OPENING CLADDING TO EXISTING BUILDING



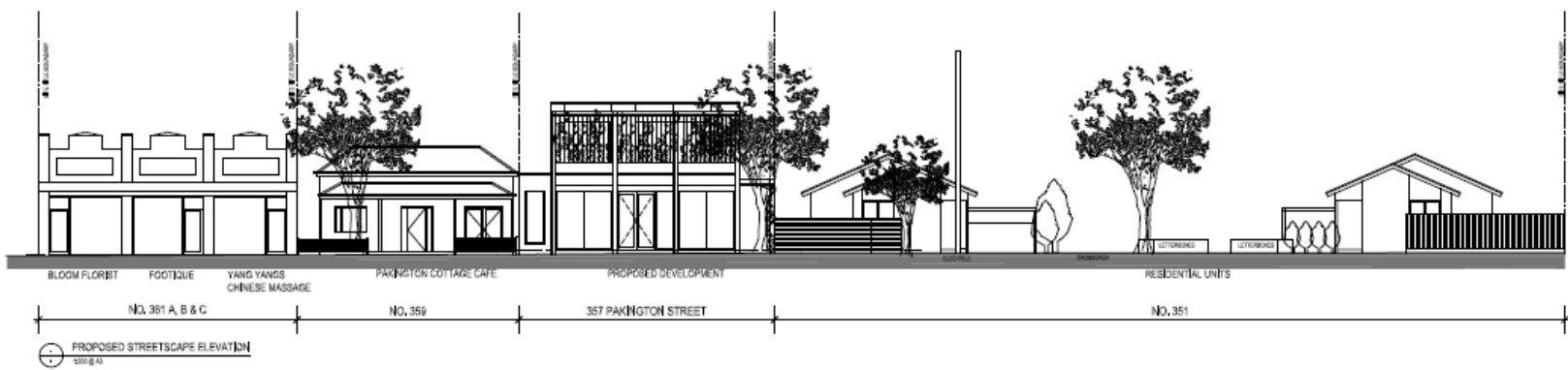
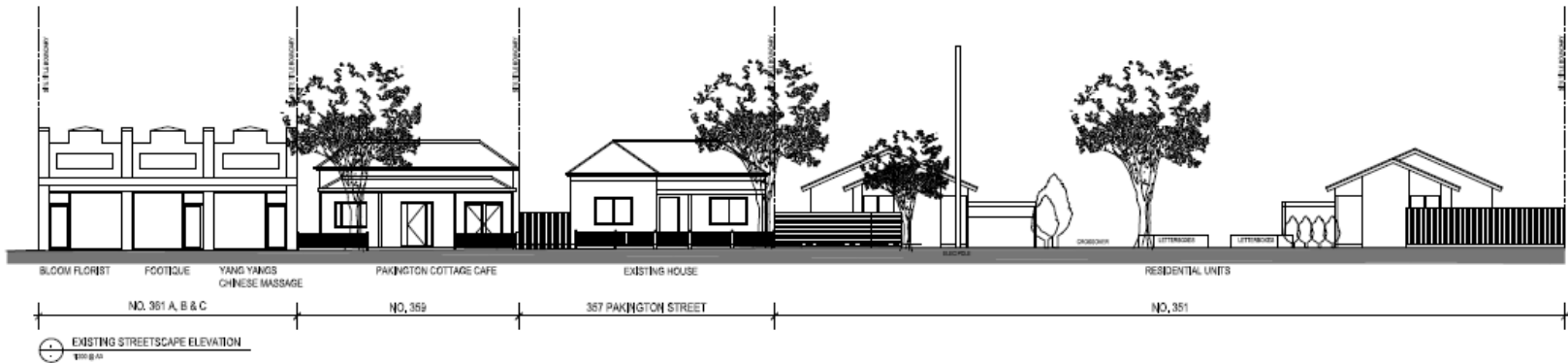
SOUTH ELEVATION  
1:100 @ A3

<p>NOTES</p> <p>1. All dimensions are in millimeters unless otherwise stated.</p> <p>2. All dimensions are to the centerline of the element unless otherwise stated.</p> <p>3. All dimensions are to the finished surface unless otherwise stated.</p> <p>4. All dimensions are to the centerline of the element unless otherwise stated.</p>		<p>PROJECT</p> <p>PROPOSED NEW DEVELOPMENT</p>	<p>DATE</p> <p>2024</p>
<p>TITLE</p> <p>ELEVATIONS</p>		<p>DATE</p> <p>2024</p>	<p>DATE</p> <p>2024</p>
<p>SCALE</p> <p>1:100</p>	<p>DATE</p> <p>2024</p>	<p>DATE</p> <p>2024</p>	<p>DATE</p> <p>2024</p>
<p>DESIGN</p> <p>NC</p>	<p>CHECKED</p> <p>NC</p>	<p>DATE</p> <p>2024</p>	<p>DATE</p> <p>2024</p>

mark j gratwick architects

1401 PAKINCTON STREET, NEWTOWN

1401



357 PAKINGTON STREET, NEWTOWN

<p>NORTH</p> <p>ISSUES/NOTES: This drawing is a conceptual design and is not to be used for construction. It is subject to the approval of the Council and the Department of Planning and Environment. It is not to be used for any other purpose without the written consent of the author.</p>	<p>PROJECT: PROPOSED NEW DEVELOPMENT</p> <p>TITLE: STREETScape ELEVATIONS</p>	<table border="1"> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	ISSUE	DATE	DESCRIPTION				<p>mark j gratwick</p> <p>100 Wellington Street Newtown NSW 1570</p> <p>02 9550 1234 02 9550 1235</p>
	ISSUE		DATE	DESCRIPTION					
<p>SCALE: 1:100      DATE: SEP' 2014</p> <p>DRAWN: MD      CHECKED: MD</p>	<p>DWG NO: TP09      REV:  </p>								



FRONT ELEVATION



NORTH ELEVATION



REAR VIEW FROM ROW



VIEW OF FRONT ENTRY



VIEW LOOKING TOWARDS ENTRY FROM COURTYARD



VIEW LOOKING AT COURTYARD



VIEW FROM ENTRY THROUGH COURTYARD

<p>NORTH</p> <p>Labels/Dimensions and such as shown here, are for reference only. All dimensions and quantities are to be confirmed with the contractor. All dimensions and quantities are to be confirmed with the contractor. All dimensions and quantities are to be confirmed with the contractor.</p>	<p>PROJECT:</p> <p>PROPOSED NEW DEVELOPMENT</p>			
	<p>TITLE:</p> <p>3D IMAGES</p>			
	<p>SCALE:</p> <p>NOT</p>	<p>DATE:</p> <p>SEPT 2014</p>	<p>ISSUE:</p> <p>DATE:</p>	<p>DISCUSSION:</p> <p>DATE:</p>
	<p>DRAWN:</p> <p>MG</p>	<p>CHECKED:</p> <p>MG</p>	<p>DWG NO:</p> <p>TP 12</p>	<p>REV:</p>

mark j gratwick architects

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