

**NOTE:** ALL EXTERNAL CAR PARKING BAYS TO HAVE DIMENSIONS 4.9m LONG BY 2.6m WIDE. CARPARK AISLES 6.4m WIDE

**NOTE:** ELECTRIC VEHICLE (EV) CHARGING POINTS TO BE PROVIDED AT 2 SPACES WITHIN THE CARPARK AT 43 THE BOULEVARD, NORLANE

**MASTERPLAN PARKING SCHEDULE**

EXISTING CONDITIONS	
EXISTING SITE CAPACITY	40 CARS
62 MORGAN ST + LEASED LAND	
PROPOSED PRECINT MASTERPLAN	
62 MORGAN STREET, NORLANE	28 CARS
21 BIRDWOOD AVENUE, NORLANE (LEASED LAND)	4 CARS
43 THE BOULEVARD, NORLANE	132 CARS
<b>TOTAL</b>	<b>164 CARS</b>

CALCULATED PARKING DEMAND	164 CARS
REFER TRAFFIC ENGINEERING REPORT	
MASTERPLAN SURPLUS / SHORFALL	0 CARS

Recent revision history

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	FOR INFORMATION		13-09-23
C	Draft Town Planning		18-09-23
D	TOWN PLANNING		20-09-23
E	TOWN PLANNING (RFP)		09-03-24
F	43 The Boulevard boundary		09-04-24
G	USER		
	TOWN PLANNING UPDATE FOR 28-01-25 EXHIBITION		

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Project  
**MORGAN STREET REDEVELOPMENT**

Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

W-B  
**WOODS BAGOT**

Project number  
 130882

Size check  
 25mm

Checked  
 -

Approved  
 -

Scale  
 A0  
 1:500

SITE PLAN  
 PROJECT MASTERPLAN

Sheet number  
**A-TP-1101**

Revision  
**G**

Discipline  
**TOWN PLANNING**

#	Status	Description	Date
A		TOWN PLANNING RFP	05-03-24
B		TOWN PLANNING UPDATE FOR EXHIBITION	28-01-25

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- TREE 23 N  
EXISTING: 4.38%  
NEW: 1.33%  
TOTAL: 5.71%
- TREE 22 N  
EXISTING: 5.53%  
NEW: 3.65%  
TOTAL: 9.18%
- TREE 21 N  
EXISTING: -  
NEW: 38.21%
- TREE 20 N
- TREE 19 N  
EXISTING: -  
NEW: 1.76%
- TREE 18 N  
EXISTING: -  
NEW: 38.82%
- TREE 17 N  
EXISTING: -  
NEW: 1.05%
- TREE 16 N  
EXISTING: -  
NEW: 2.57%
- TREE 15 N  
EXISTING: -  
NEW: 2.57%
- TREE 14 N
- TREE 13 N
- TREE 12 N
- TREE 11 N
- TREE 10 N

- TREE 09 N
- TREE 08 N
- TREE 07 N
- TREE 06 N
- TREE 04 N  
EXISTING: -  
NEW: 16.20%
- TREE 03 N  
EXISTING: -  
NEW: 17.34%
- TREE 02 N  
EXISTING: -  
NEW: 14.7%
- TREE 01 N  
EXISTING: -  
NEW: 13.34%

- TREE 03 S  
EXISTING: 7.71%  
NEW: -
- TREE 02 S  
EXISTING: 30.62%  
NEW: -
- TREE 01 S
- TREE 07 S
- TREE 09 S
- TREE 11 S
- TREE 10 S

- TREE 12 S  
EXISTING: 14.91%  
NEW: 8.11%  
TOTAL: 23.02%
- TREE 13 S  
EXISTING: 0.45%  
NEW: 7.51%  
TOTAL: 7.96%
- TREE 14 S  
EXISTING: 10.81%  
NEW: 7.67%  
TOTAL: 18.48%
- TREE 16 S  
EXISTING: 2.27%  
NEW: 4.67%  
TOTAL: 6.94%

- TREE 33 S  
EXISTING: 34.59%  
NEW: -
- TREE 32 S  
EXISTING: 0.96%  
NEW: -
- TREE 30 S  
EXISTING: 21.38%  
NEW: 14.34%  
TOTAL: 35.72%
- TREE 49 S
- TREE 48 S

- TREE 39 S  
EXISTING: 19.4%  
NEW: -
- TREE 38 S  
EXISTING: 46.0%  
NEW: -
- TREE 37 S
- TREE 36 S
- TREE 35 S  
EXISTING: 10.21%  
NEW: -
- TREE 31 S  
EXISTING: -  
NEW: 2.12%

- TREE 18 S
- TREE 19 S
- TREE 20 S
- TREE 21 S
- TREE 22 S
- TREE 36 S  
EXISTING: -  
NEW: 5.89%

- STRUCTURAL ROOT ZONE (SRZ) - GREEN
- TREE CANOPY - BLACK
- TREE PROTECTION ZONE (TPZ) - RED
- NEW ENCROACHMENT AREA WITHIN TPZ
- EXISTING ENCROACHMENT AREA WITHIN TPZ
- TREE XX N  
N SUFFIX DENOTES NORTHERN TREE SURVEY
- TREE XX S  
S SUFFIX DENOTES SOUTHERN TREE SURVEY
- NOTE: TREES NOT WITH TPZ ZONES ARE SHOWN INDICATIVELY ONLY

Project  
**MORGAN STREET REDEVELOPMENT**

Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

W-B  
**WOODS BAGOT**

Project number: 130882  
 Size check: 25mm

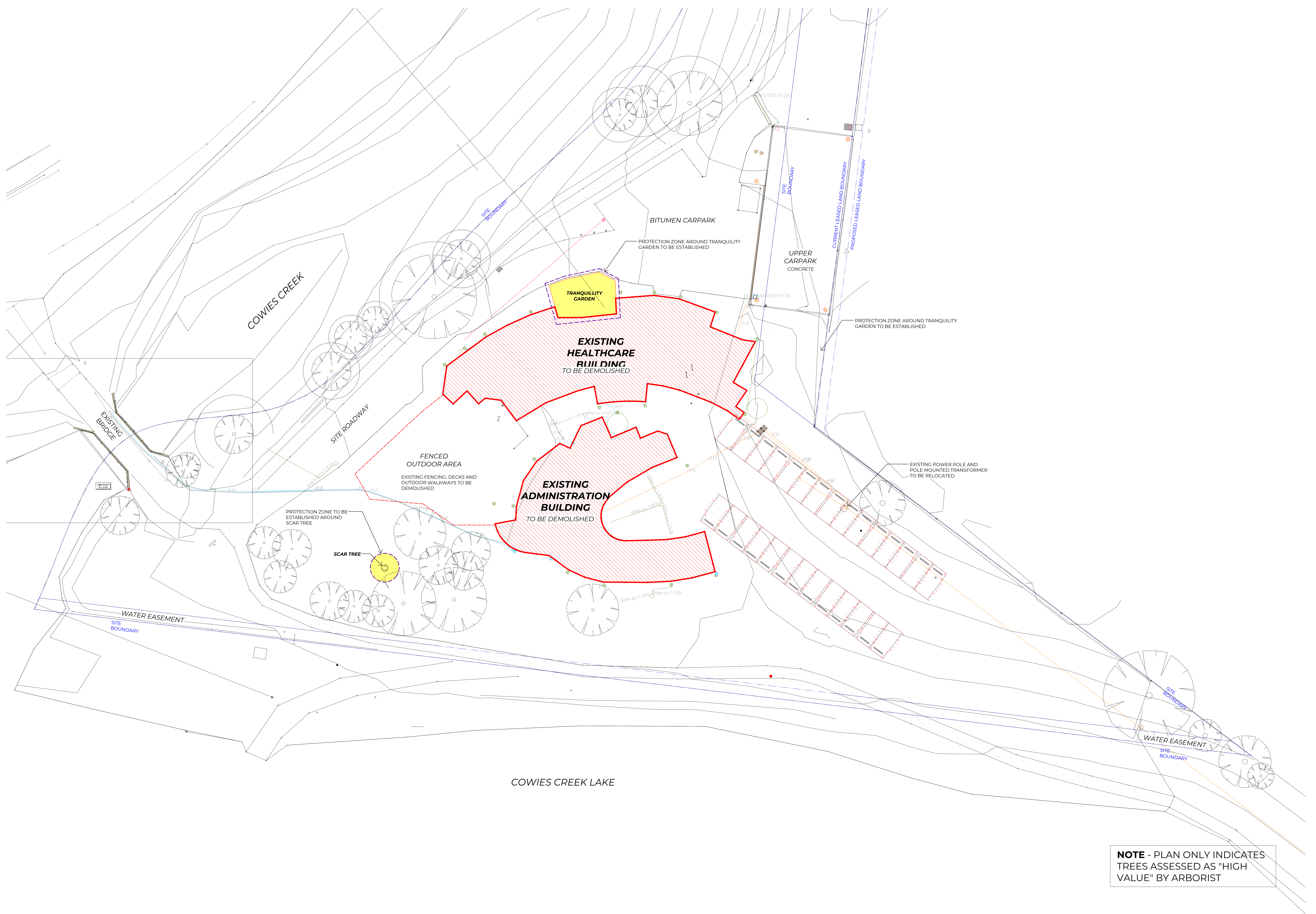
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Sheet title  
**SITE PLAN PROJECT MASTERPLAN EXISTING TREES**

Sheet number: A-TP-1102  
 Revision: B  
 Date: TOWN PLANNING

#	Status	Description	Date
A	Final	Draft Town Planning	01-09-23
B	Final	Draft Town Planning	15-09-23
C	Final	TOWN PLANNING	20-09-23
D	Final	TOWN PLANNING RFI	05-10-24
E	Final	For Information	11-10-24
F	Final	TOWN PLANNING UPDATE FOR 28-01-25 EXHIBITION	

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**NOTE - PLAN ONLY INDICATES TREES ASSESSED AS "HIGH VALUE" BY ARBORIST**

Project  
**MORGAN STREET REDEVELOPMENT**

Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

Issuer  
**W-B WOODS BAGOT**

Project number  
 130882

Size check  
 25mm

Checked  
 -

Approved  
 -

Sheet size  
 A0

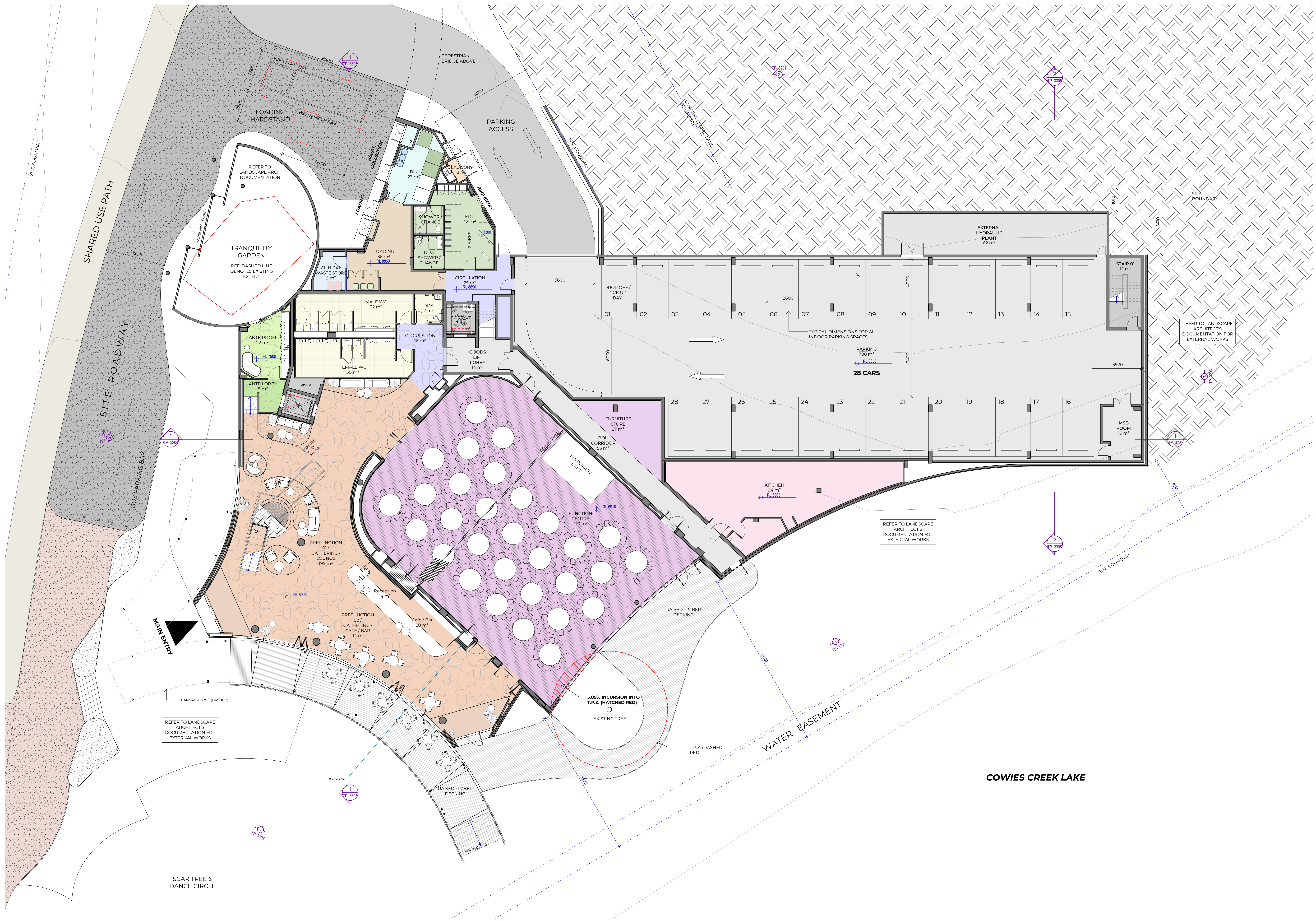
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Sheet title  
**EXISTING CONDITIONS DEMOLITION PLAN**

Sheet number  
**A-TP- 2001**

Revision  
**F**

Discipline  
**TOWN PLANNING**



Recent revision history

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING (RPT)		05-10-24
E	TOWN PLANNING UPDATE FOR EXHIBITION		28-11-25

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Project  
**MORGAN STREET REDEVELOPMENT**



Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

W-B  
**WOODS BAGOT**

Project number: 130882  
 Size check: 25mm  
 Checked: - Approved: - Sheet size: A0 Scale: 1:100

Sheet title  
**FLOOR PLAN GROUND**

Sheet number: **TP-2200** Revision: **E**  
 Date: **TOWN PLANNING**

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING (R1)		05-02-24
E	TOWN PLANNING UPDATE FOR EXHIBITION		20-01-25

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Project  
**MORGAN STREET REDEVELOPMENT**

Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

Issuer  
**W-B WOODS BAGOT**

Project number  
 130882

Size check  
 25mm

Checked  
 -

Approved  
 -

Sheet size  
 A0

Scale  
 1:100

Sheet title  
**FLOOR PLAN LEVEL 01**

Sheet number  
**A-TP-2201**

Revision  
**E**

Date  
**TOWN PLANNING**

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING (R1)		05-10-24
E	TOWN PLANNING UPDATE FOR EXHIBITION		28-01-25

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Project  
**MORGAN STREET REDEVELOPMENT**

Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

Issuer  
**W-B WOODS BAGOT**

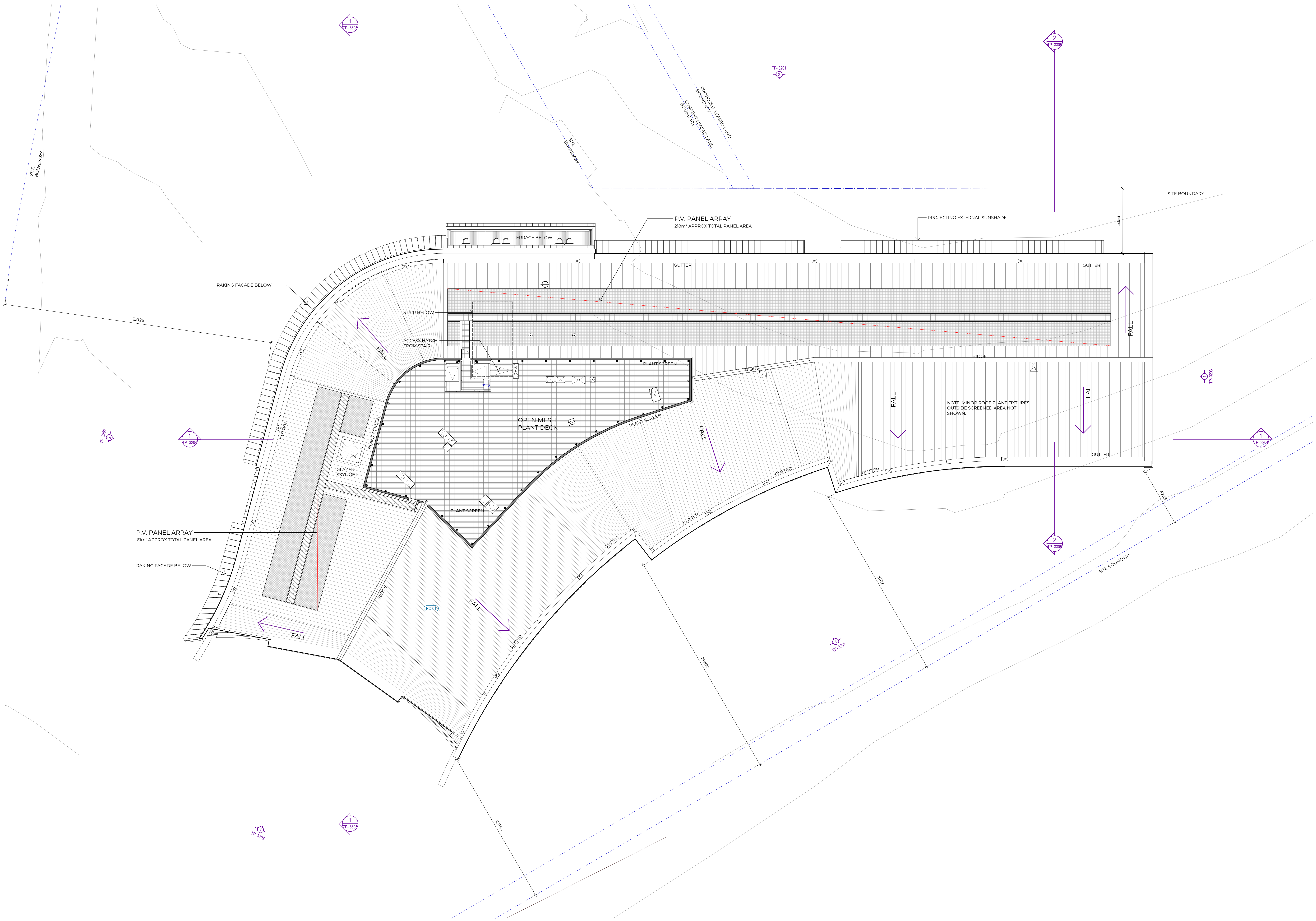
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Sheet title  
**FLOOR PLAN LEVEL 02**

Sheet number A-TP-2202	Revision E
Discipline TOWN PLANNING	

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING (R1)		05-10-24
E	TOWN PLANNING UPDATE FOR EXHIBITION		28-01-25

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Project  
**MORGAN STREET REDEVELOPMENT**

Client  
**WATHAURONG ABORIGINAL CO-OPERATIVE**

Issuer  
**W-B WOODS BAGOT**

Project number  
 130882

Size check  
 25mm

Checked  
 -

Approved  
 -

Sheet size  
 A0

Scale  
 1:100

Sheet title  
**FLOOR PLAN ROOF**

Sheet number  
**A-TP-2203**

Revision  
**E**

Discipline  
**TOWN PLANNING**

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING UPDATE FOR 28-01-25 EXHIBITION		

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**LEGEND - CODES**  
 REFER TO ARCHITECTURAL SCHEDULES.

**CLADDING**  
 (CD.01) STANDING SEAM METAL WALL CLADDING  
 (CD.02) COLORBOND STEEL SHEET GLAZING

**FABRICATED METAL**  
 (FM.01) WELDED METAL BALUSTRADE  
 (FM.02) EXTERNAL TIMBER SCREEN FENCE ON STEEL SUBFRAME

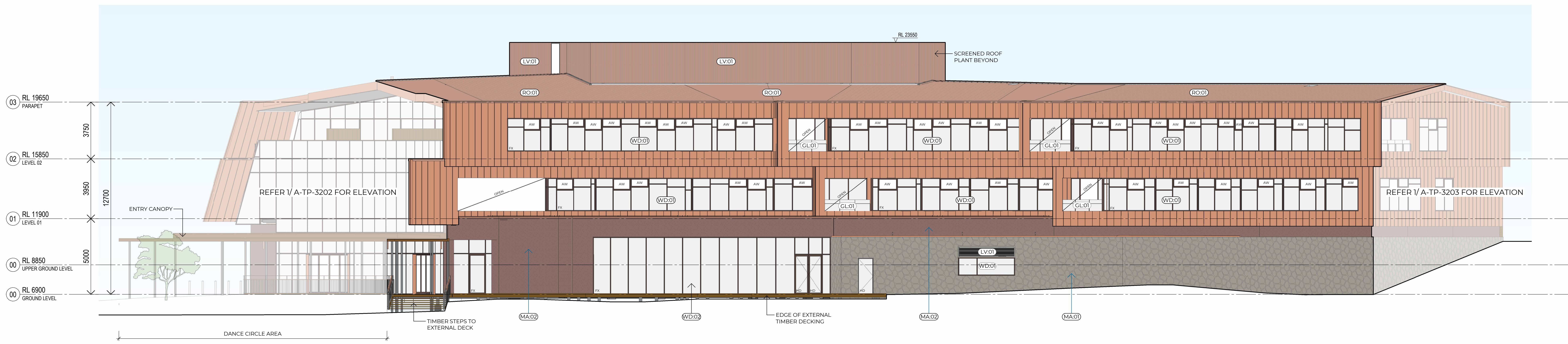
**GLAZING**  
 (GL.01) CLEAR GLASS BALUSTRADE  
 (WD.01) GLAZING WITH POWDERCOAT METAL FRAME

**LOUVRE**  
 (LV.01) EXTRUDED ALUMINIUM FACADE LOUVRE

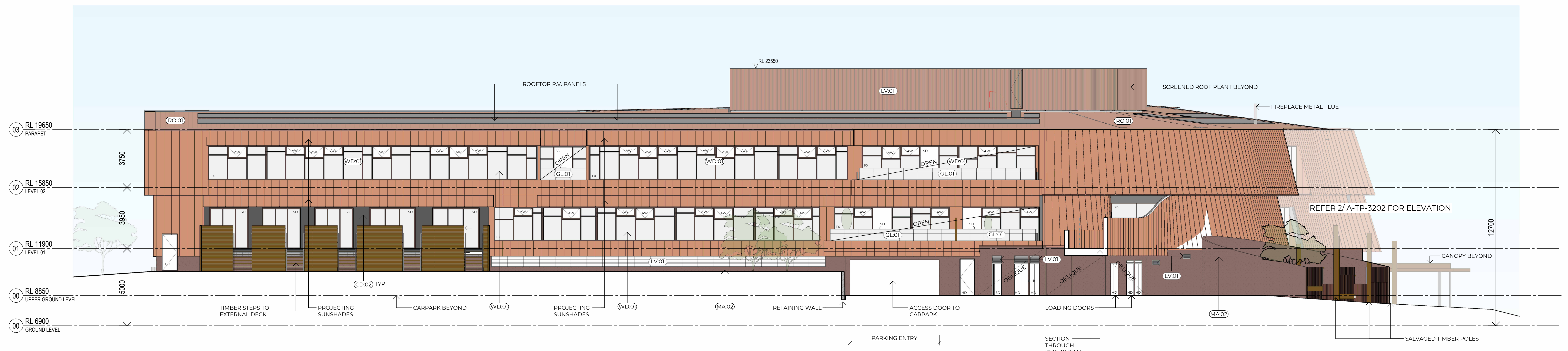
**MASONRY**  
 (MA.01) MORTARED NATURAL STONE WALL  
 (MA.02) CEMENT RENDER ON CONCRETE BLOCK WALL

**ROOF COVERING**  
 (RO.01) TRAY PROFILE METAL ROOF SHEET WITH POWDERCOAT FINISH

**OPERABLE GLAZING TYPES**  
 FX FIXED GLAZING  
 AW AWNING WINDOW  
 HD HINGED DOOR  
 SD SLIDING DOOR



1 ELEVATION - SOUTH  
 SCALE 1:100



2 ELEVATION - NORTH  
 SCALE 1:100

Project  
 MORGAN STREET  
 REDEVELOPMENT



Client  
 WATHAURONG ABORIGINAL  
 CO-OPERATIVE

Issue  
**W-B**  
 WOODS BAGOT

Project number	Size check
130882	25mm
Checked	Approved
-	-
Sheet size	Scale
A0	1:100

Sheet title  
 BUILDING ELEVATIONS  
 SHEET 01

Sheet number	Revision
A-TP-3201	D
TOWN PLANNING	

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING UPDATE FOR EXHIBITION		28-01-25

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**LEGEND - CODES**  
 REFER TO ARCHITECTURAL SCHEDULES.

**CLADDING**  
 (CD.01) STANDING SEAM METAL WALL CLADDING  
 (CD.02) COLORBOND STEEL SHEET CLADDING

**FABRICATED METAL**  
 (FM.01) WELDED METAL BALUSTRADE  
 (FM.02) EXTERNAL TIMBER SCREEN FENCE ON STEEL SUBFRAME

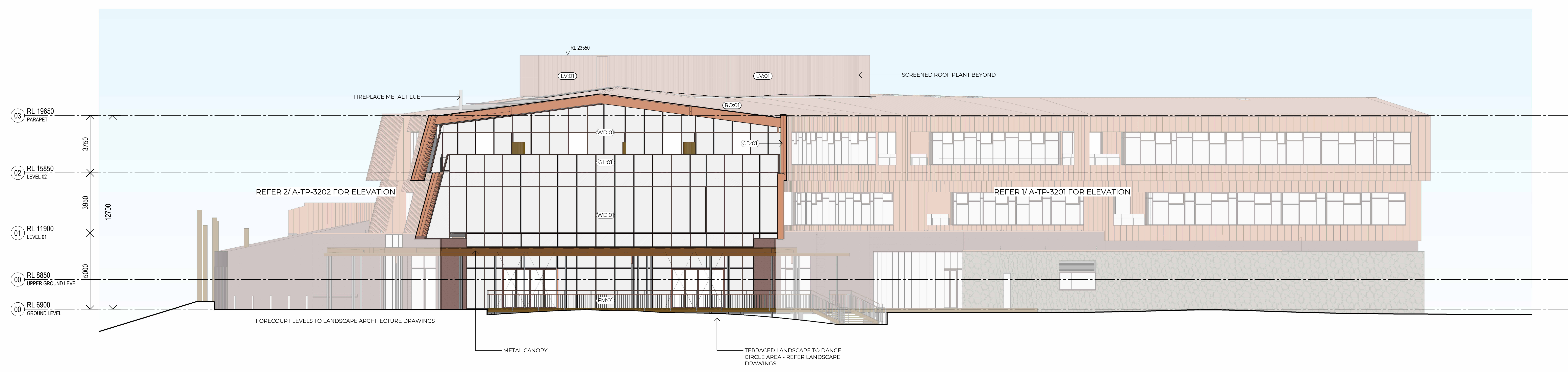
**GLAZING**  
 (GL.01) CLEAR GLASS BALUSTRADE  
 (WD.01) GLAZING WITH POWDERCOAT METAL FRAME

**LOUVRE**  
 (LV.01) EXTRUDED ALUMINIUM FACADE LOUVRE

**MASONRY**  
 (MA.01) MORTARED NATURAL STONE WALL  
 (MA.02) CEMENT RENDER ON CONCRETE BLOCK WALL

**ROOF COVERING**  
 (RO.01) TRAY PROFILE METAL ROOF SHEET WITH POWDERCOAT FINISH

**OPERABLE GLAZING TYPES**  
 FX FIXED GLAZING  
 AW AWNING WINDOW  
 HD HINGED DOOR  
 SD SLIDING DOOR



1 ELEVATION - SOUTH WEST  
 SCALE 1:100



2 ELEVATION - NORTH WEST  
 SCALE 1:100

Project  
 MORGAN STREET  
 REDEVELOPMENT



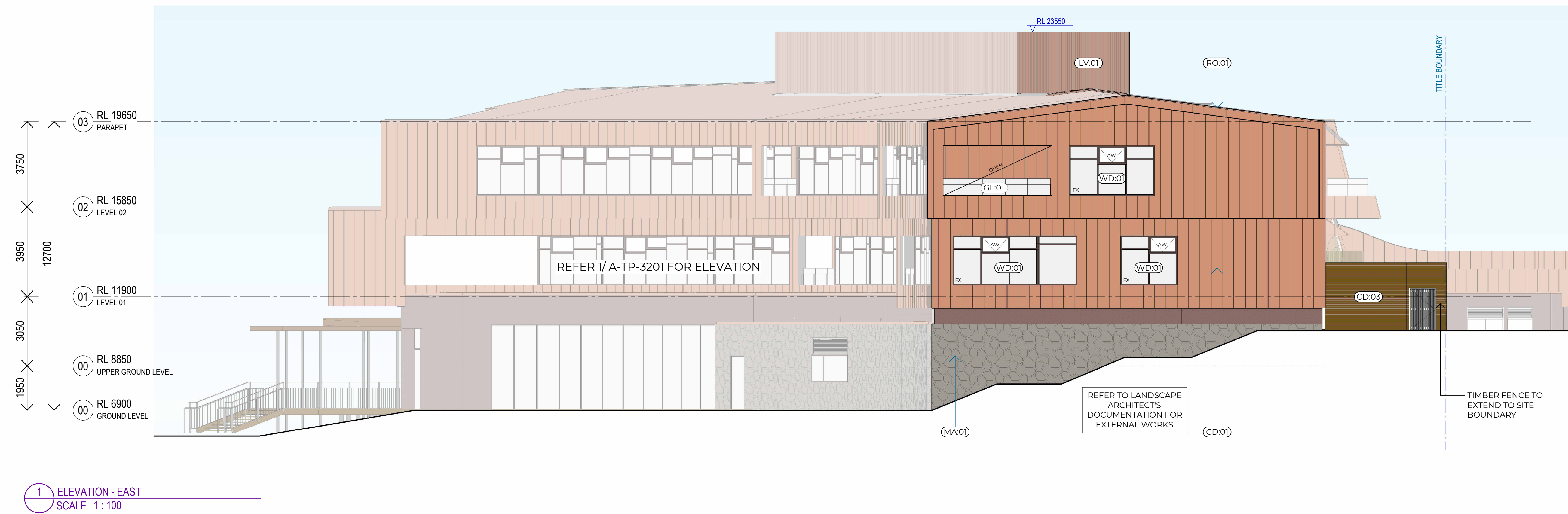
Client  
 WATHAURONG ABORIGINAL  
 CO-OPERATIVE

Issuer  
**W-B**  
 WOODS BAGOT

Project number	Size check
130882	25mm
Checked	Approved
-	-
Sheet size	Scale
A0	1:100

Sheet title  
 BUILDING ELEVATIONS  
 SHEET 02

Sheet number	Revision
A-TP- 3202	D
TOWN PLANNING	



1 ELEVATION - EAST  
SCALE 1:100

Recent revision history

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING UPDATE FOR EXHIBITION		28-01-25

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**LEGEND - CODES**  
REFER TO ARCHITECTURAL SCHEDULES.

**CLADDING**  
 (CD.01) STANDING SEAM METAL WALL CLADDING  
 (CD.02) COLORBOND STEEL SHEET CLADDING

**FABRICATED METAL**  
 (FM.01) WELDED METAL BALUSTRADE  
 (FM.02) EXTERNAL TIMBER SCREEN FENCE ON STEEL SUBFRAME

**GLAZING**  
 (GL.01) CLEAR GLASS BALUSTRADE  
 (WD.01) GLAZING WITH POWDERCOAT METAL FRAME

**LOUVRE**  
 (LV.01) EXTRUDED ALUMINIUM FACADE LOUVRE

**MASONRY**  
 (MA.01) MORTARED NATURAL STONE WALL  
 (MA.02) CEMENT RENDER ON CONCRETE BLOCK WALL

**ROOF COVERING**  
 (RO.01) TRAY PROFILE METAL ROOF SHEET WITH POWDERCOAT FINISH

**OPERABLE GLAZING TYPES**  
 FX FIXED GLAZING  
 AW AWNING WINDOW  
 HD HINGED DOOR  
 SD SLIDING DOOR

Project  
MORGAN STREET  
REDEVELOPMENT



Client  
WATHAURONG ABORIGINAL  
CO-OPERATIVE

Issuer  
**W-B**  
WOODS BAGOT

Project number	Size check
130882	25mm
Checked	Approved
-	-
Sheet size	Scale
A0	1:100

Sheet title  
**BUILDING ELEVATIONS**  
SHEET 03

Sheet number  
**A-TP- 3203**  
Revision  
D  
Discipline  
TOWN PLANNING

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING UPDATE FOR EXHIBITION		28-01-25

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**LEGEND - CODES**  
 REFER TO ARCHITECTURAL SCHEDULES.

**CLADDING**  
 (CD.01) STANDING SEAM METAL WALL CLADDING  
 (CD.02) COLORBOND STEEL SHEET CLADDING

**FABRICATED METAL**  
 (FM.01) WELDED METAL BALUSTRADE  
 (FM.02) EXTERNAL TIMBER SCREEN FENCE ON STEEL SUBFRAME

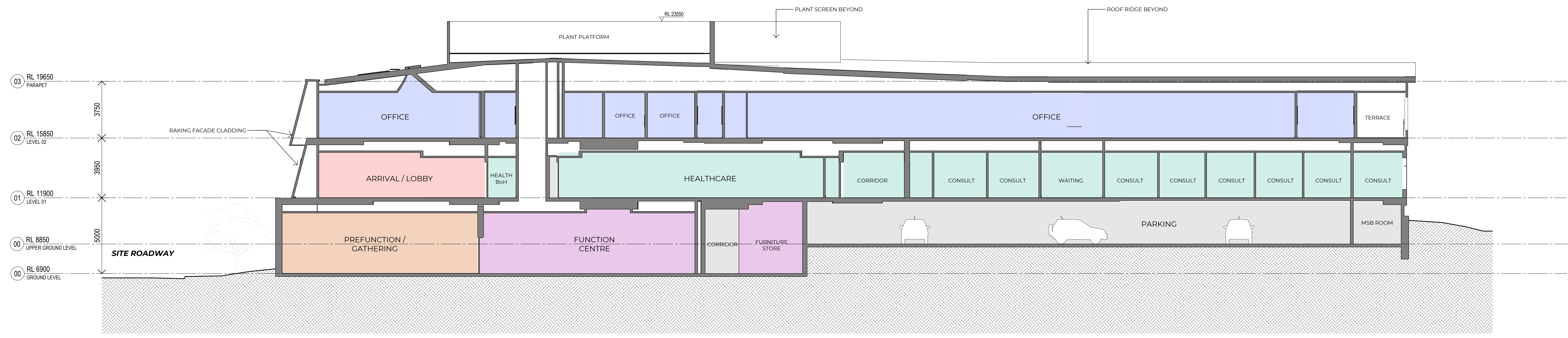
**GLAZING**  
 (GL.01) CLEAR GLASS BALUSTRADE  
 (GL.02) GLAZING WITH POWDERCOAT METAL FRAME

**LOUVRE**  
 (LV.01) EXTRUDED ALUMINIUM FACADE LOUVRE

**MASONRY**  
 (MA.01) MORTARED NATURAL STONE WALL  
 (MA.02) CEMENT RENDER ON CONCRETE BLOCK WALL

**ROOF COVERING**  
 (RO.01) TRAY PROFILE METAL ROOF SHEET WITH POWDERCOAT FINISH

**OPERABLE GLAZING TYPES**  
 FX FIXED GLAZING  
 AW AWNING WINDOW  
 HD HINGED DOOR  
 SD SLIDING DOOR



1 EAST / WEST SECTION  
 SCALE 1 : 100

Project  
 MORGAN STREET  
 REDEVELOPMENT



Client  
 WATHAURONG ABORIGINAL  
 CO-OPERATIVE

W-B  
 WOODS BAGOT

Project number	130882	Size check	25mm
Checked	-	Sheet size	A0
Approved	-	Scale	1:100

Sheet title  
 BUILDING SECTIONS  
 OVERALL SECTION 01

Sheet number  
 A-TP- 3204  
 Revision  
 D  
 Discipline  
 TOWN PLANNING

#	Status	Description	Date
A	Draft Town Planning		01-09-23
B	Draft Town Planning		15-09-23
C	TOWN PLANNING		20-09-23
D	TOWN PLANNING UPDATE FOR EXHIBITION		28-01-25

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**LEGEND - CODES**  
 REFER TO ARCHITECTURAL SCHEDULES.

**CLADDING**  
 (CD.01) STANDING SEAM METAL WALL CLADDING  
 (CD.02) COLORBOND STEEL SHEET CLADDING

**FABRICATED METAL**  
 (FM.01) WELDED METAL BALUSTRADE  
 (FM.02) EXTERNAL TIMBER SCREEN FENCE ON STEEL SUBFRAME

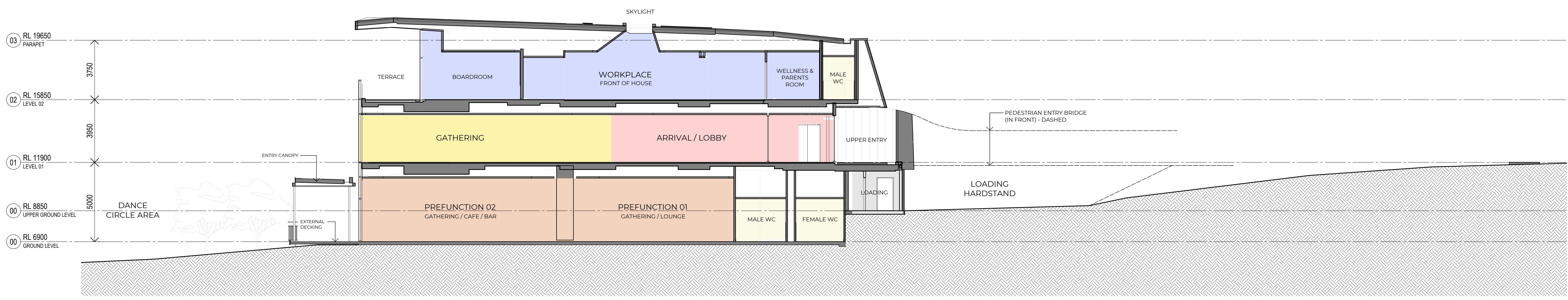
**GLAZING**  
 (GL.01) CLEAR GLASS BALUSTRADE  
 (GL.02) GLAZING WITH POWDERCOAT METAL FRAME

**LOUVRE**  
 (LV.01) EXTRUDED ALUMINIUM FACADE LOUVRE

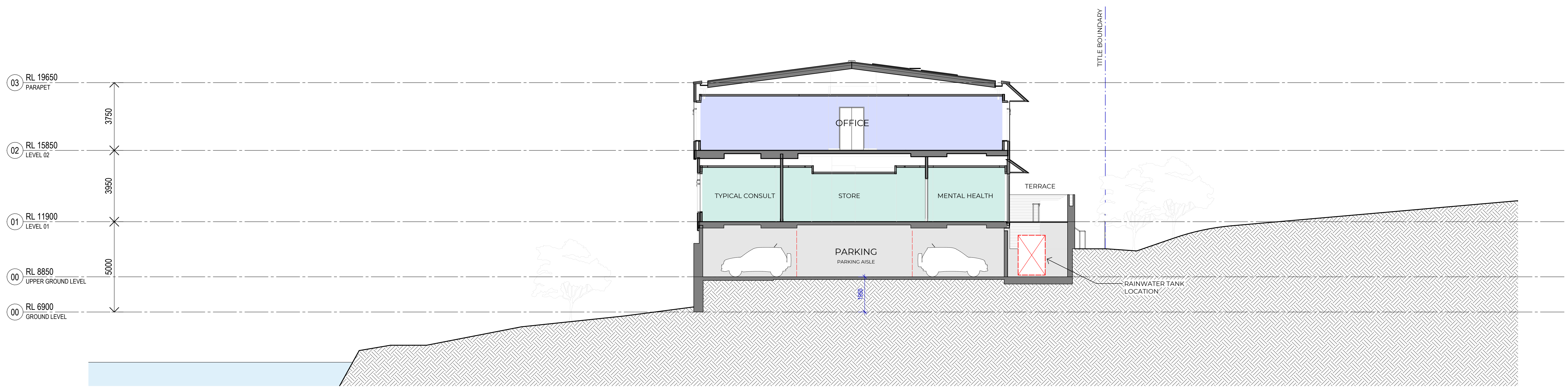
**MASONRY**  
 (MA.01) MORTARED NATURAL STONE WALL  
 (MA.02) CEMENT RENDER ON CONCRETE BLOCK WALL

**ROOF COVERING**  
 (RO.01) TRAY PROFILE METAL ROOF SHEET WITH POWDERCOAT FINISH

**OPERABLE GLAZING TYPES**  
 FX FIXED GLAZING  
 AW AWNING WINDOW  
 HD HINGED DOOR  
 SD SLIDING DOOR



1 NORTH / SOUTH SECTION 1  
 SCALE 1 : 100



2 NORTH / SOUTH SECTION 2  
 SCALE 1 : 100

Project  
 MORGAN STREET  
 REDEVELOPMENT



Client  
 WATHAURONG ABORIGINAL  
 CO-OPERATIVE

Issue  
**W-B**  
 WOODS BAGOT

Project number	Size check
130882	25mm
Checked	Approved
-	-
Sheet size	Scale
A0	1:100

Sheet title  
**BUILDING SECTIONS**  
 OVERALL SECTION 02

Sheet number  
**A-TP-3305**

Revision  
**D**

Discipline  
**TOWN PLANNING**