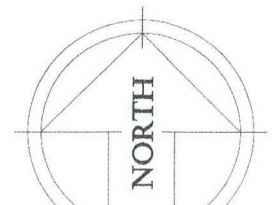


# PROPOSED TAVERN/APARTMENT DEVELOPMENT 82 - 84 MOUNT JOY PARADE, LORNE

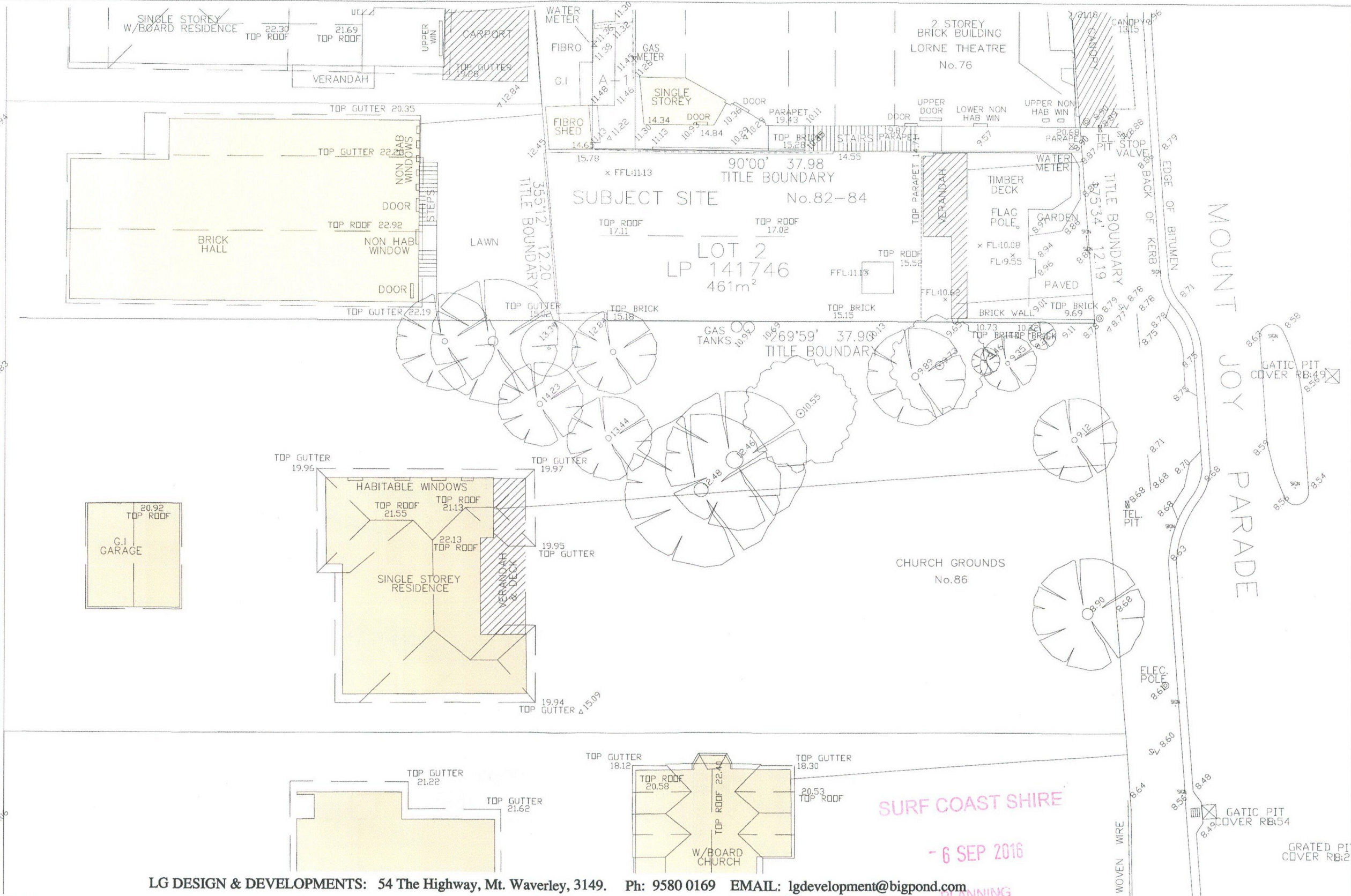
**SURF COAST SHIRE**  
 FILE: .....  
 FOLIO: .....  
  
- 6 SEP 2016  
  
 OFFICER: .....  
 FILE COPY  SURF COAST COPY



SCALE 1:250  
 2.5 0 2.5 5 7.5 10

SMITH STREET

MOUNT JOY PARADE



**SURVEY & EXISTING CONDITIONS PLAN**

TPA: SHEET 01 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE - 1:100 DATE - 5th AUGUST, 2016

**LG DESIGN & DEVELOPMENTS: 54 The Highway, Mt. Waverley, 3149. Ph: 9580 0169 EMAIL: lgdevelopment@bigpond.com**

SURF COAST SHIRE  
 - 6 SEP 2016  
 PLANNING DEPARTMENT



# PROPOSED TAVERN/APARTMENT DEVELOPMENT

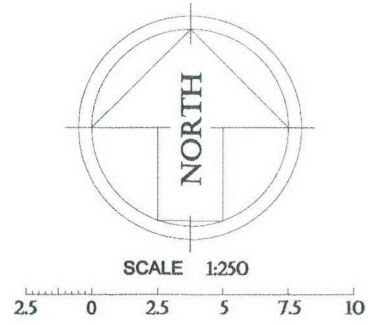
## 82 - 84 MOUNT JOY PARADE, LORNE

**AREA DETAILS**

**BASEMENT**  
 Internal area: 460.65Sq.M./49.58Sq.  
 Storage bays: 8 / 1 general  
 Car Spaces: 8

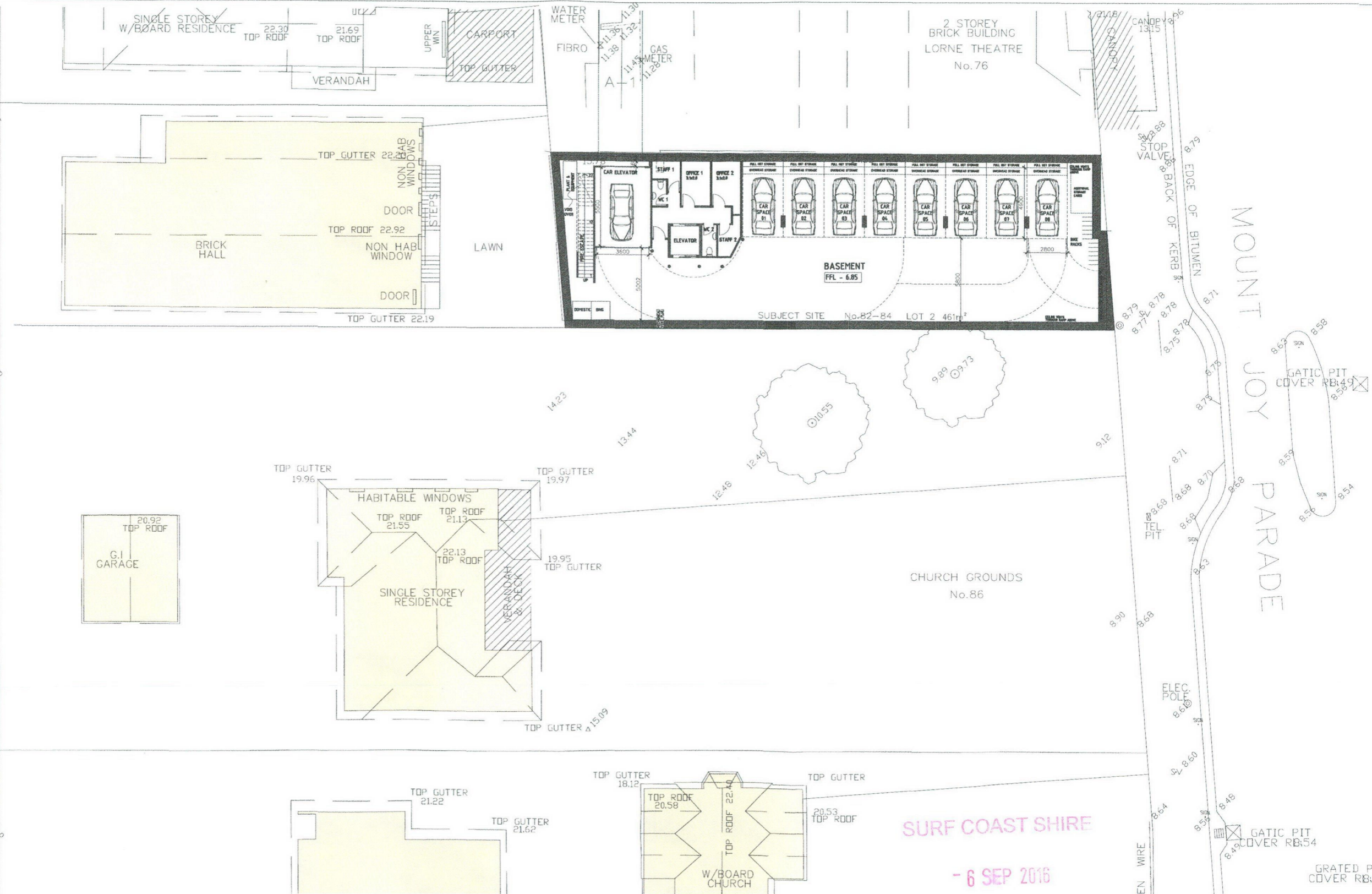
**PROPOSAL SUMMARY**

No. of Dwellings  
 Taverns-2  
 Residences-4  
 Car Spaces on Site-8



SMITH STREET

MOUNT JOY PARADE



**BASEMENT PLAN**

TPA: SHEET 02 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE: 1:100 DATE - 5th AUGUST, 2016

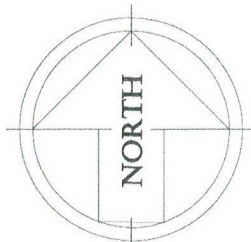
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# PROPOSED TAVERN/APARTMENT DEVELOPMENT

## 82 - 84 MOUNT JOY PARADE, LORNE

AREA DETAILS	OPERATIONAL PROPOSAL	AREA DETAILS	OPERATIONAL PROPOSAL
<b>TAVERN 1</b> Internal area: 140.91Sq.M. Office/Staff Facilities: 12.66Sq.M. External terrace area: 34.98Sq.M. Storage/Coolroom: 12.72 Sq.M.	<b>TAVERN 1</b> Proposed Hours: Proposed internal Patron capacity: Proposed external Terrace Patron capacity:	<b>TAVERN 2</b> Internal area: 139.84Sq.M. Office/Staff Facilities: 13.50Sq.M. External terrace area: 36.89Sq.M. Storage/Coolroom: 15.18 Sq.M.	<b>TAVERN 2</b> Proposed Hours: Proposed internal Patron capacity: Proposed external Terrace Patron capacity:

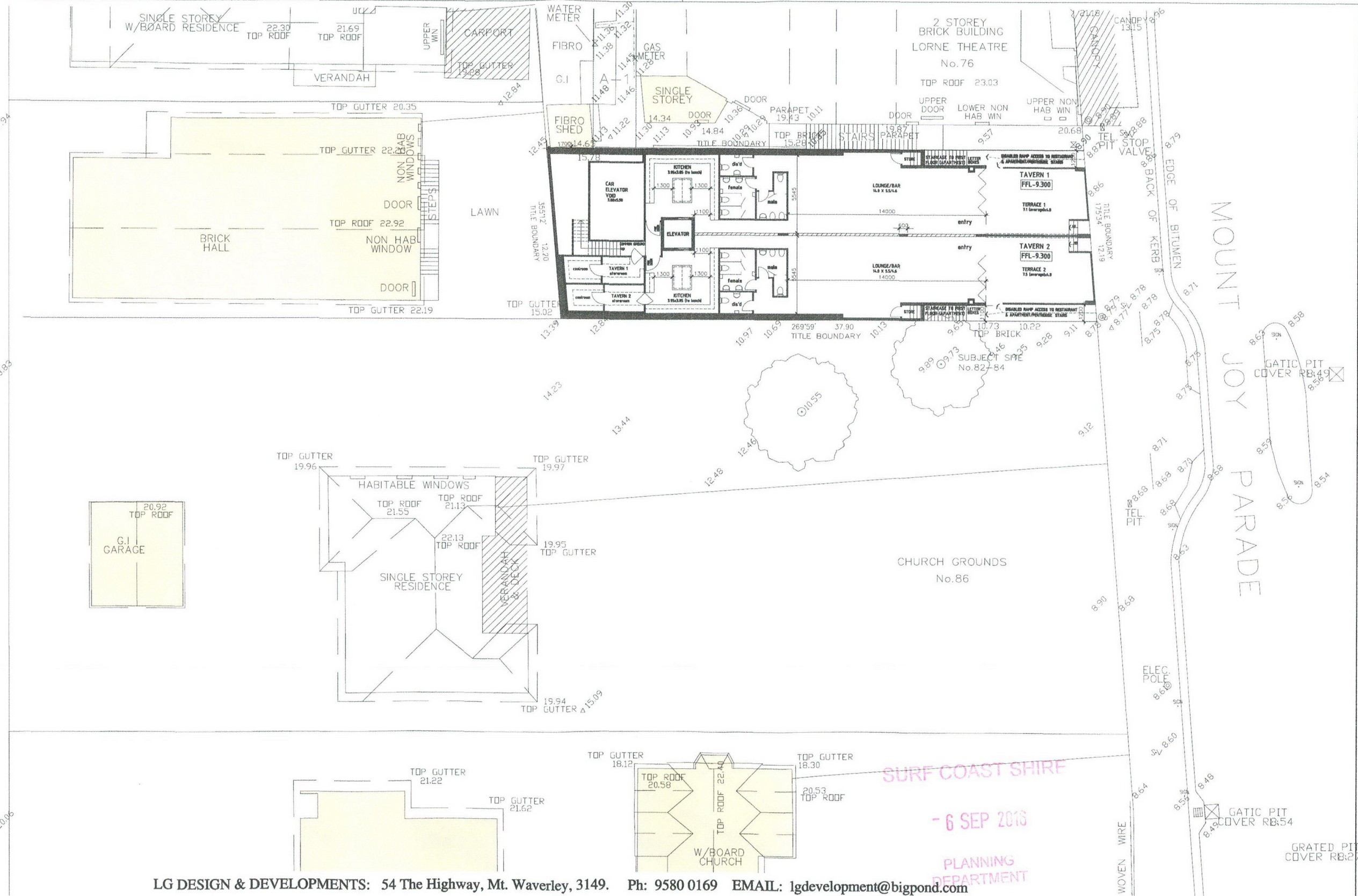


SCALE 1:250



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**TAVERN FLOOR PLANS**  
 TPA: SHEET 03 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE: 1:100 DATE: 5th AUGUST, 2016

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- 6 SEP 2016

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# PROPOSED TAVERN/APARTMENT DEVELOPMENT

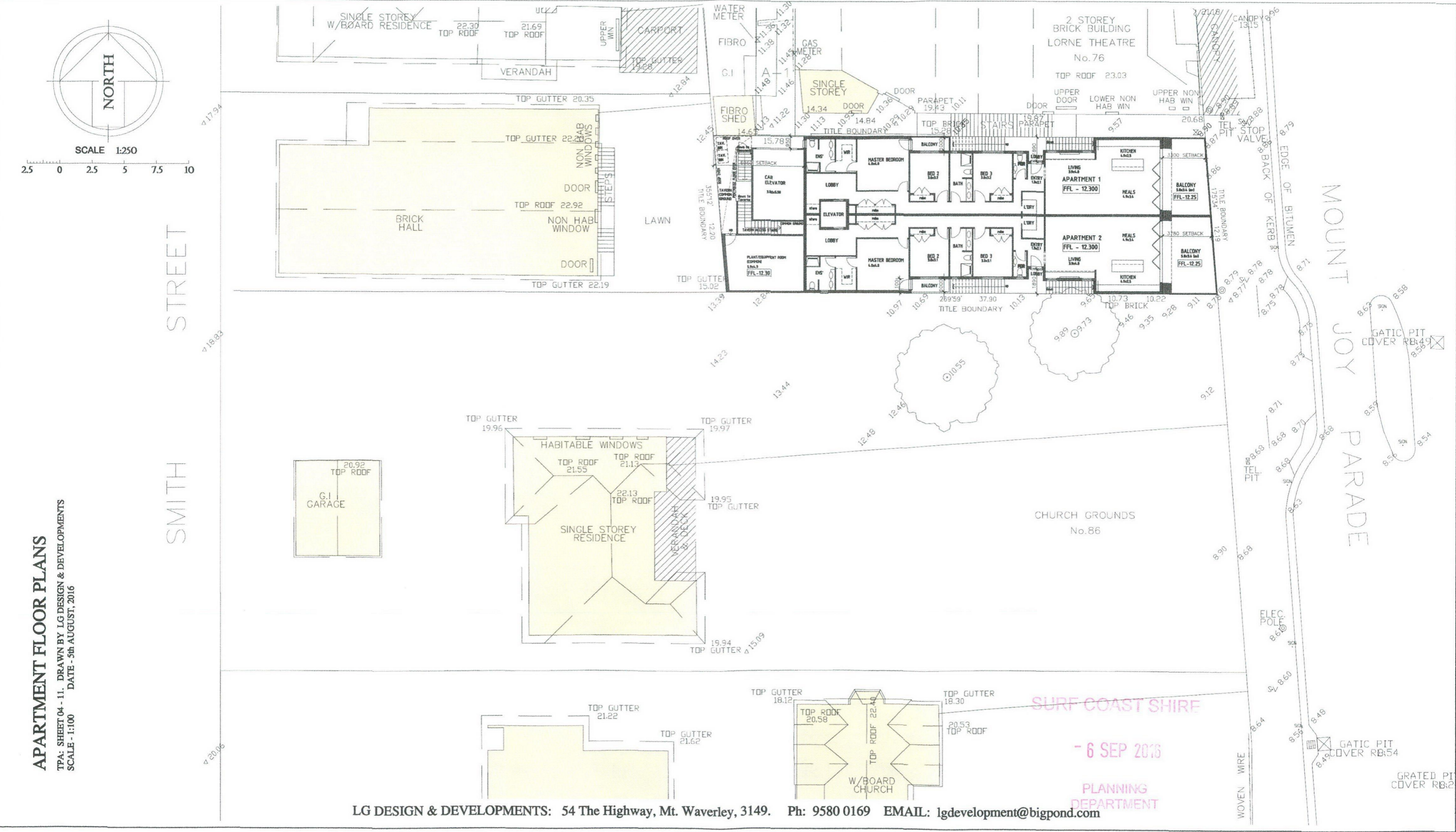
## 82 - 84 MOUNT JOY PARADE, LORNE

**AREA DETAILS**

**APARTMENT 1**  
 Internal Living area: 152.10Sq.M./16.37Sq.  
 External open space: 24.83Sq.M.  
 Storage space: 6.5m<sup>3</sup>  
 Car Spaces: 2

**AREA DETAILS**

**APARTMENT 2**  
 Internal Living area: 152.10Sq.M./16.37Sq.  
 External open space: 27.70Sq.M.  
 Storage space: 6.5m<sup>3</sup>  
 Car Spaces: 2



**APARTMENT FLOOR PLANS**

TPA: SHEET 04 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE - 1:100 DATE - 5th AUGUST, 2016

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 - 6 SEP 2016  
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# PROPOSED TAVERN/APARTMENT DEVELOPMENT

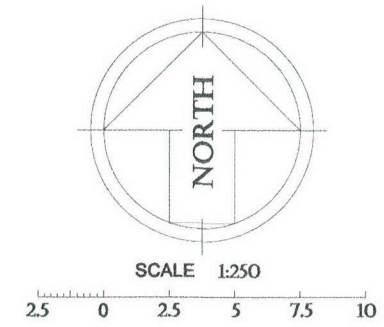
## 82 - 84 MOUNT JOY PARADE, LORNE

**AREA DETAILS**

**PENTHOUSE 1**  
 Internal Living area: 159.54Sq.M./17.17Sq.  
 External open space (including Roof Deck): 91.40Sq.M.  
 Storage space: 6.5m<sup>3</sup>  
 Car Spaces: 2

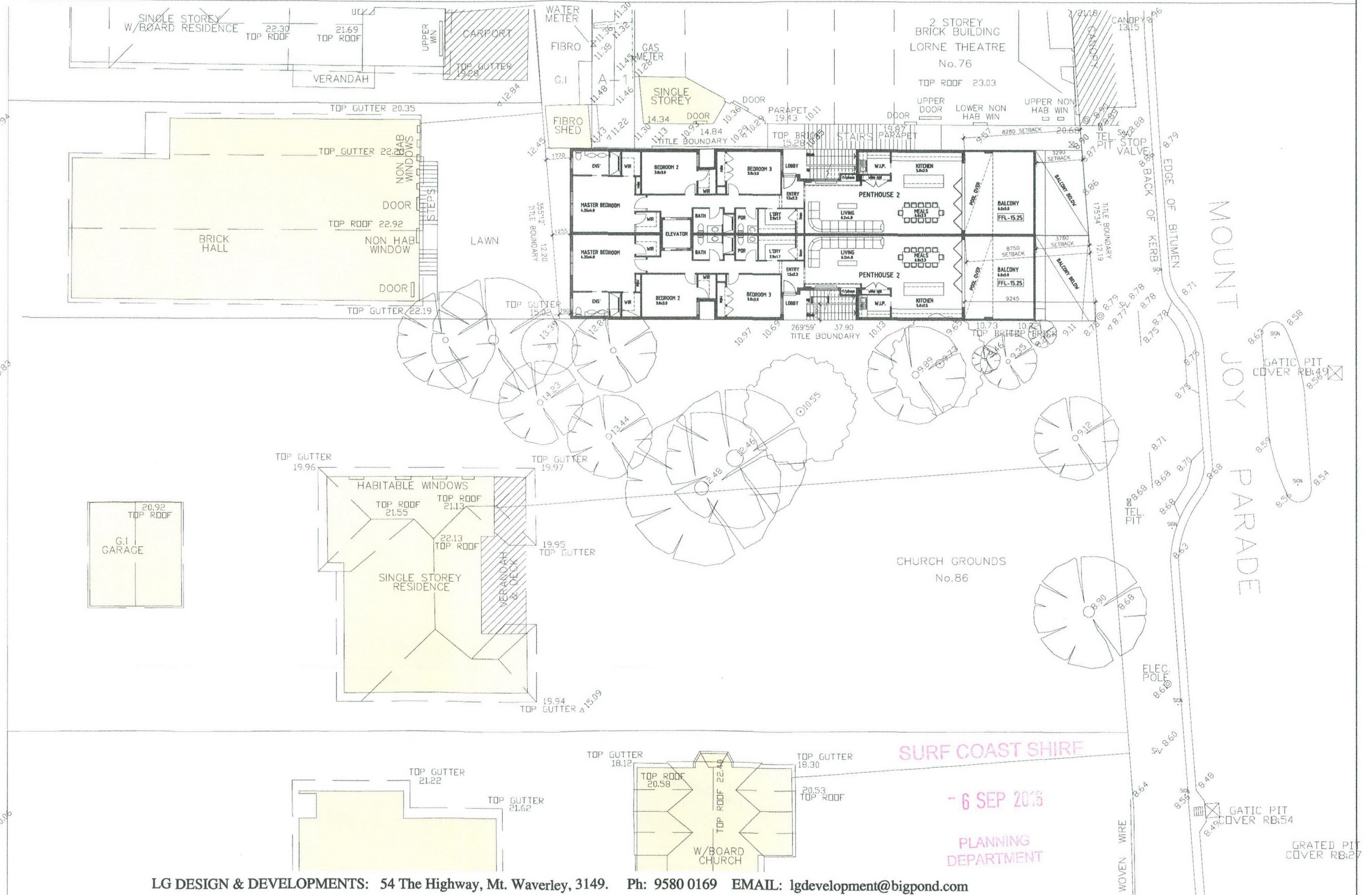
**AREA DETAILS**

**PENTHOUSE 2**  
 Internal Living area: 159.54Sq.M./17.17Sq.  
 External open space (including Roof Deck): 91.40Sq.M.  
 Storage space: 6.5m<sup>3</sup>  
 Car Spaces: 2



SMITH STREET

MOUNT JOY PARADE



**PENTHOUSE FLOOR PLANS**  
 TPA: SHEET 05 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE - 1:100 DATE - 5th AUGUST, 2016

- 6 SEP 2015  
 PLANNING DEPARTMENT



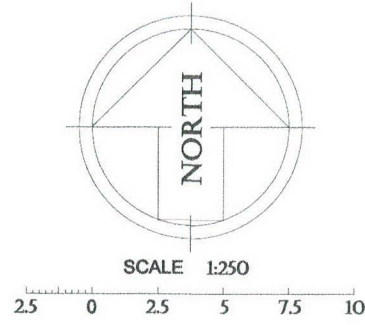
# PROPOSED TAVERN/APARTMENT DEVELOPMENT 82 - 84 MOUNT JOY PARADE, LORNE

**AREA DETAILS**

PENTHOUSE 1 ROOF DECK  
External open space: 61.0Sq.M. (including spa)

**AREA DETAILS**

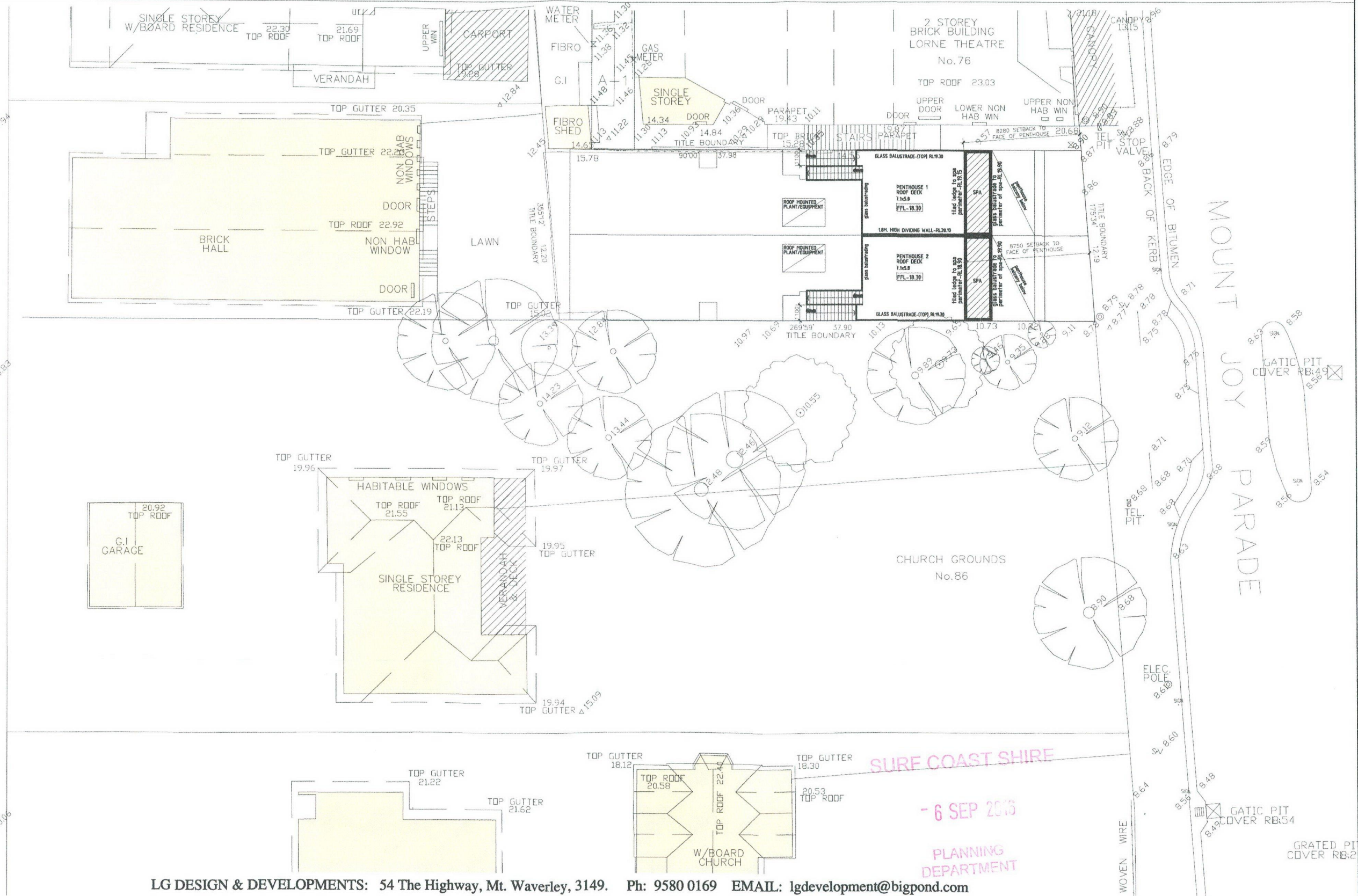
PENTHOUSE 2 ROOF DECK  
External open space: 61.0Sq.M. (including spa)



SMITH STREET

MOUNT JOY PARADE

**PENTHOUSE ROOF DECK PLAN**  
TPA: SHEET 06 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
SCALE - 1:100 DATE - 5th AUGUST, 2016



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# PROPOSED TAVERN/APARTMENT DEVELOPMENT

## 82 - 84 MOUNT JOY PARADE, LORNE

AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS
<b>BASEMENT</b> Internal area: 460.65Sq.M./49.58Sq. Storage bays: 8 / 1 general Car Spaces: 8	<b>TAVERN 1</b> Internal area: 140.91Sq.M. Office/Staff Facilities: 12.66Sq.M. External terrace area: 34.98Sq.M. Storage/Coolroom: 12.72 Sq.M.	<b>TAVERN 2</b> Internal area: 139.84Sq.M. Office/Staff Facilities: 13.50Sq.M. External terrace area: 36.89Sq.M. Storage/Coolroom: 15.18 Sq.M.	<b>APARTMENT 1</b> Internal Living area: 152.10Sq.M./16.37Sq. External open space: 24.83Sq.M. Storage space: 6.5m <sup>3</sup> Car Spaces: 2	<b>APARTMENT 2</b> Internal Living area: 152.10Sq.M./16.37Sq. External open space: 27.70Sq.M. Storage space: 6.5m <sup>3</sup> Car Spaces: 2	<b>PENTHOUSE 1</b> Internal Living area: 159.54Sq.M./17.17Sq. External open space (including Roof Deck): 91.40Sq.M. Storage space: 6.5m <sup>3</sup> Car Spaces: 2	<b>PENTHOUSE 2</b> Internal Living area: 159.54Sq.M./17.17Sq. External open space (including Roof Deck): 91.40Sq.M. Storage space: 6.5m <sup>3</sup> Car Spaces: 2

**PROPOSAL SUMMARY**

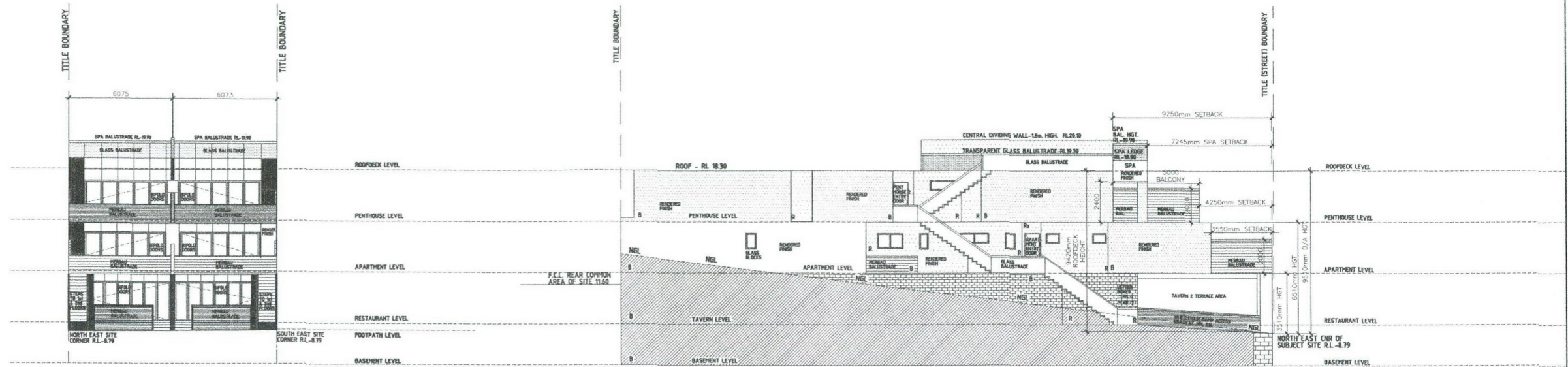
No. of Dwellings  
 Taverns-2  
 Residences-4  
 Car Spaces on Site-8

**PLOT RATIO**

Site area: 463 Sq.M.

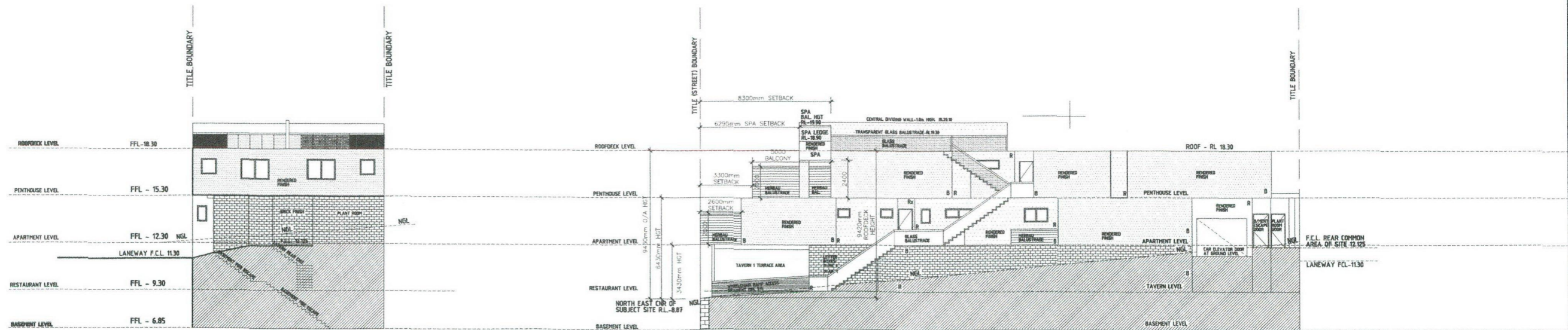
Total areas of: Taverns, Terraces, Apartments, Penthouses (excluding Basement & Balconies) - 975.90Sq.M.  
 Plot Ratio excluding Basement: 2.10 to 1.

Total areas of: Taverns, Terraces, Apartments, Penthouses (including Basement & excluding Balconies) - 1436.55Sq.M.  
 Plot Ratio including Basement: 3.10 to 1.



STREET ELEVATION

SIDE (NORTH) ELEVATION



REAR ELEVATION

**FACADE & ELEVATIONS**  
 TPA: SHEET 07 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE - 1:100 DATE - 5th AUGUST, 2016

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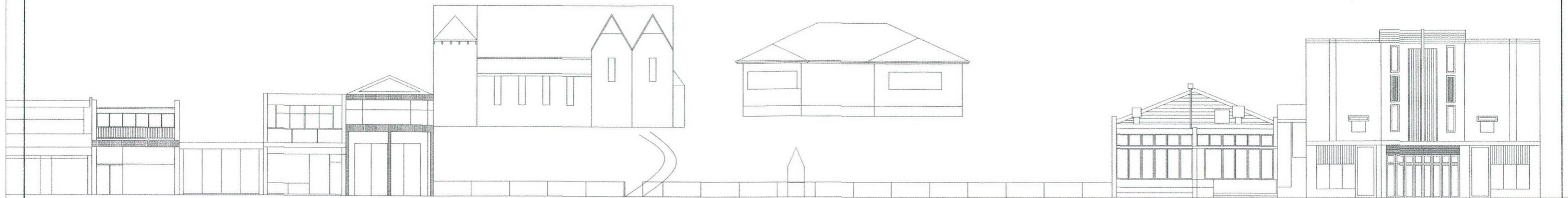
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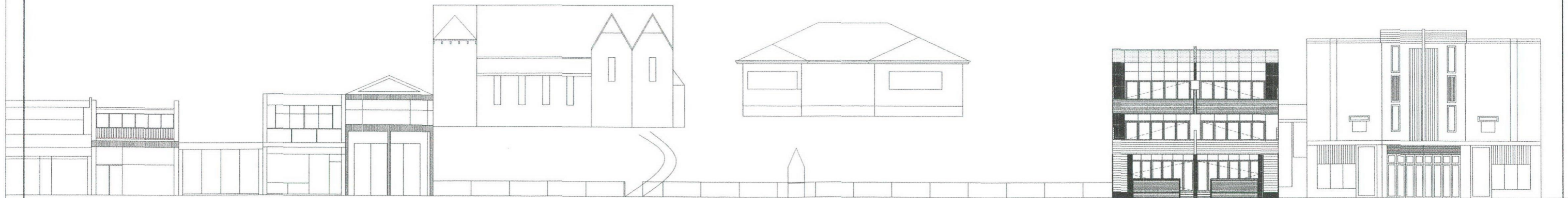


# PROPOSED TAVERN/APARTMENT DEVELOPMENT 82 - 84 MOUNT JOY PARADE, LORNE

AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS	AREA DETAILS
<b>BASEMENT</b> Internal area: 460.65Sq.M./49.58Sq.M. Storage bays: 8 / 1 general Car Spaces: 8	<b>TAVERN 1</b> Internal area: 140.91Sq.M. Office/Staff Facilities: 12.66Sq.M. External terrace area: 34.98Sq.M. Storage/Coolroom: 12.72 Sq.M.	<b>TAVERN 2</b> Internal area: 139.84Sq.M. Office/Staff Facilities: 13.50Sq.M. External terrace area: 36.89Sq.M. Storage/Coolroom: 15.18 Sq.M.	<b>APARTMENT 1</b> Internal Living area: 152.10Sq.M./16.37Sq.M. External open space: 21.52Sq.M. Storage space: 6.5m3 Car Spaces: 2	<b>APARTMENT 2</b> Internal Living area: 152.10Sq.M./16.37Sq.M. External open space: 24.39Sq.M. Storage space: 6.5m3 Car Spaces: 2	<b>PENTHOUSE 1</b> Internal Living area: 159.54Sq.M./17.17Sq.M. External open space (including Roof Deck): 91.40Sq.M. Storage space: 6.5m3 Car Spaces: 2	<b>PENTHOUSE 2</b> Internal Living area: 159.54Sq.M./17.17Sq.M. External open space (including Roof Deck): 91.40Sq.M. Storage space: 6.5m3 Car Spaces: 2



STREETSCAPE – EXISTING  
MOUNT JOY PARADE LORNE



STREETSCAPE – PROPOSED  
MOUNT JOY PARADE LORNE

**STREETSCAPE**

TPA: SHEET 08 - 11.  
 DRAWN BY LG DESIGN & DEVELOPMENTS  
 SCALE - 1:100 DATE - 5th AUGUST, 2016

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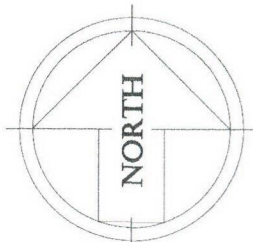
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# PROPOSED TAVERN/APARTMENT DEVELOPMENT 82 - 84 MOUNT JOY PARADE, LORNE

**LEGEND**

SHADOWLINE: 9am on MARCH 21st & SEPTEMBER 23rd



SCALE 1:250

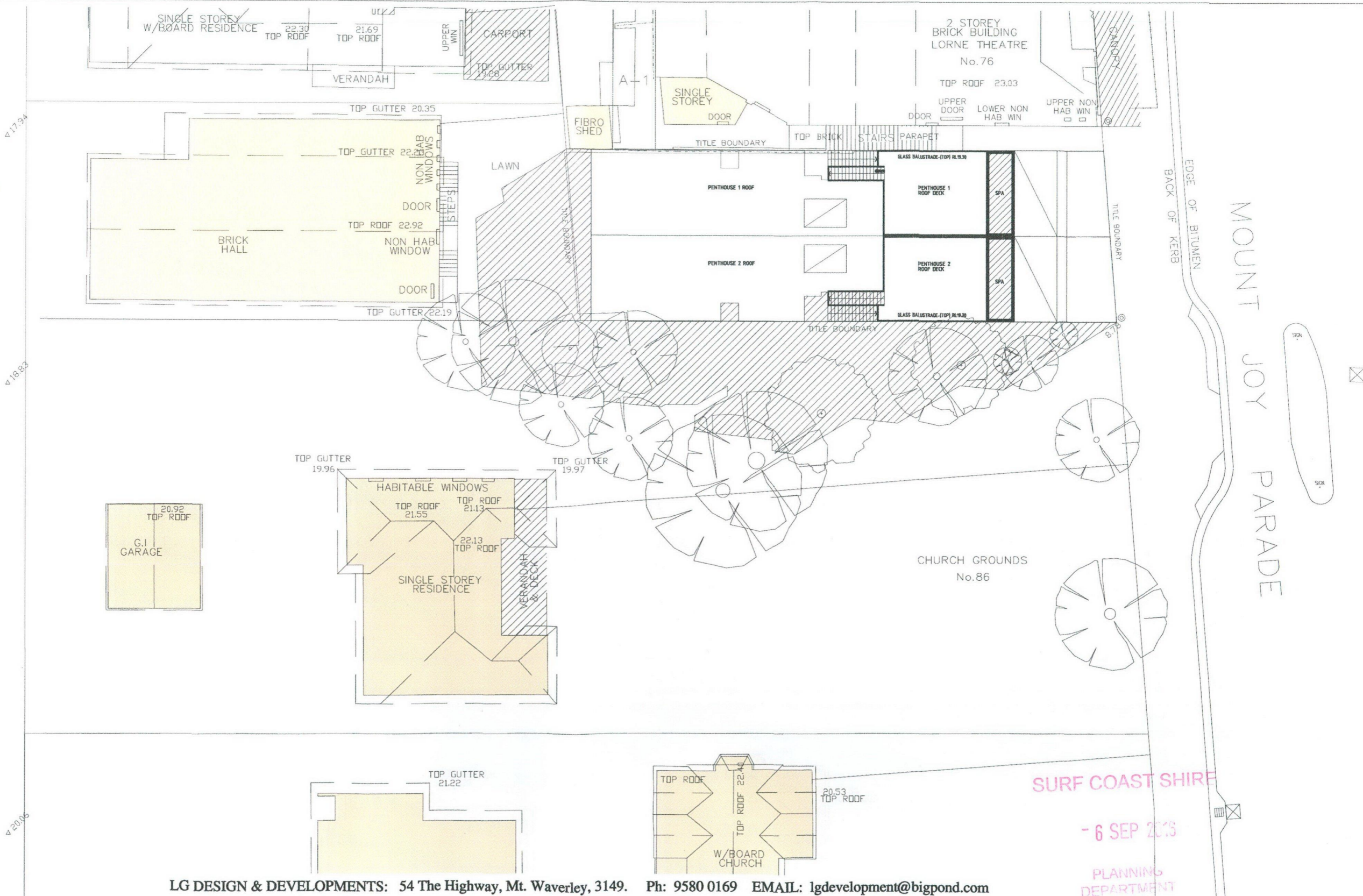


**DETAILED SHADOW ANALYSIS: 9AM - MARCH 21st & SEPTEMBER 23rd**

TPA: SHEET 9 - 11. DRAWN BY LG DESIGN & DEVELOPMENTS  
SCALE - 1:100 DATE - 5th AUGUST, 2016

SMITH STREET

MOUNT JOY PARADE



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- 6 SEP 2015

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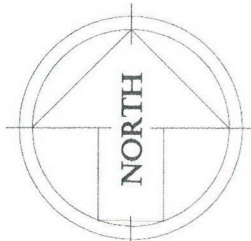


# PROPOSED TAVERN/APARTMENT DEVELOPMENT

## 82 - 84 MOUNT JOY PARADE, LORNE

**LEGEND**

SHADOWLINE: 2pm on MARCH 21st & SEPTEMBER 23rd



SCALE 1:250

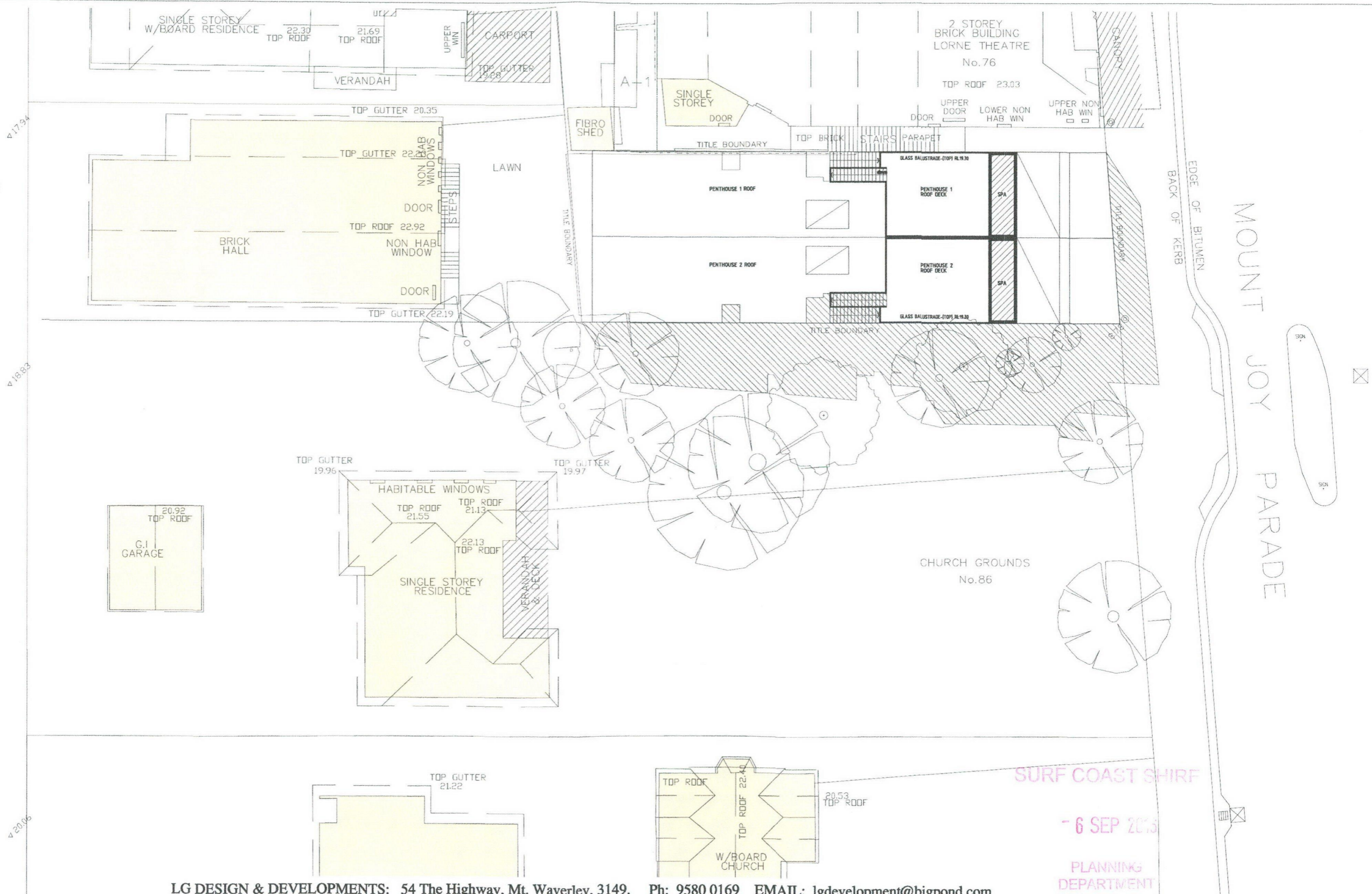


**DETAILED SHADOW ANALYSIS: 2PM - MARCH 21st & SEPTEMBER 23rd**

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SCALE: 1:100 DATE - 5th AUGUST, 2016

SMITH STREET

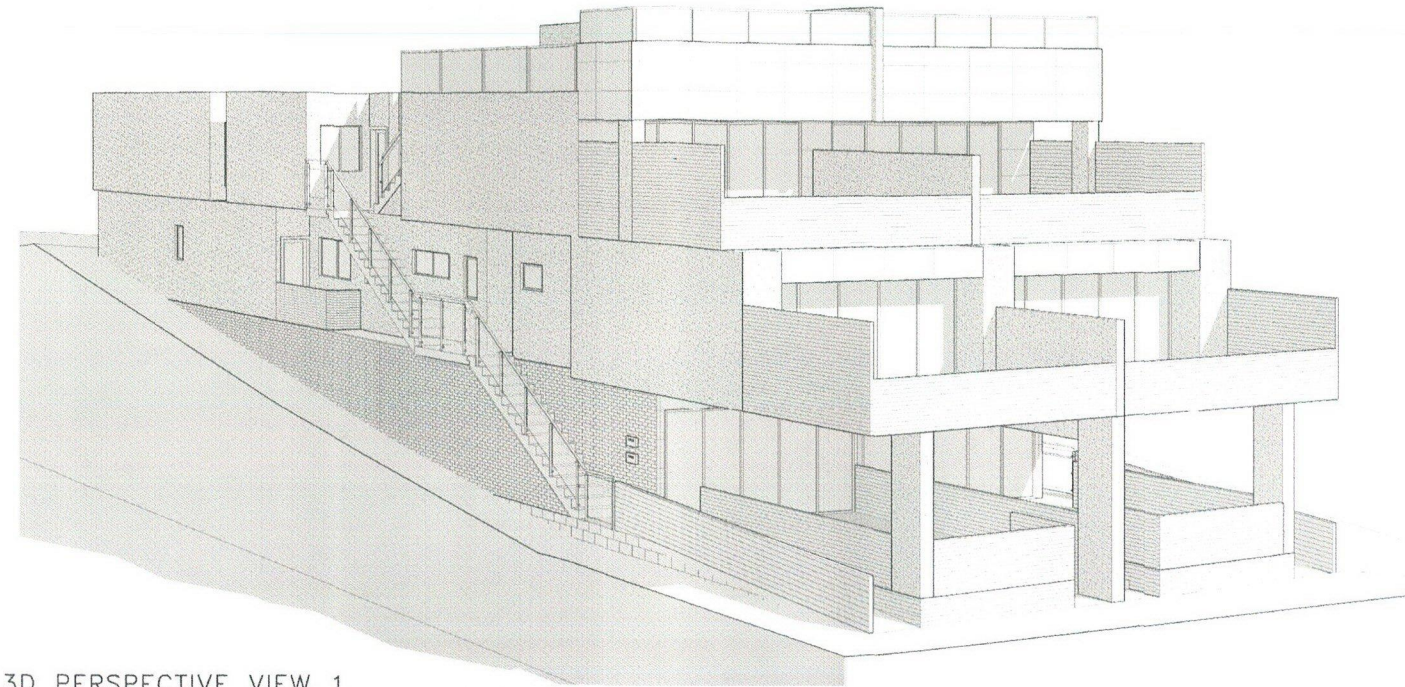
MOUNT JOY PARADE



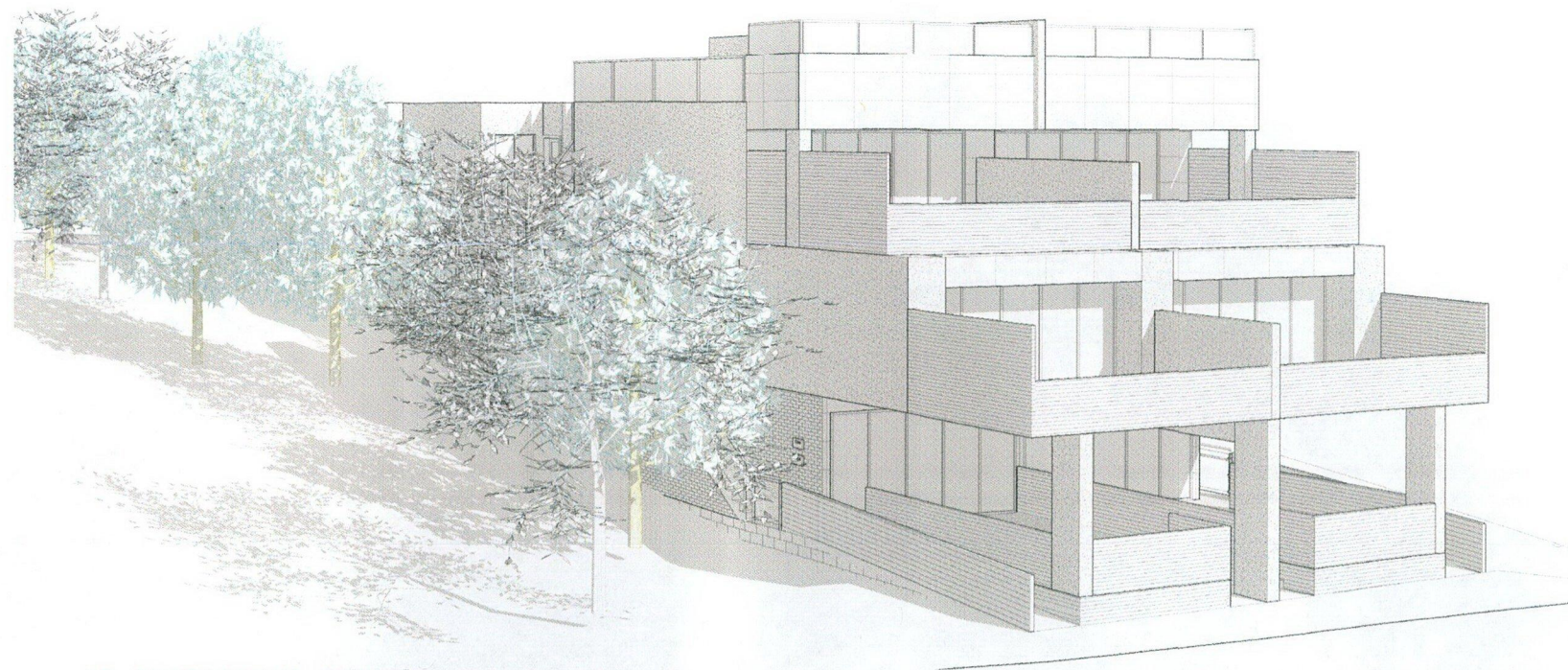
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- 6 SEP 2013  
PLANNING DEPARTMENT



# PROPOSED TAVERN/APARTMENT DEVELOPMENT 82-84 MOUNT JOY PARADE, LORNE



3D PERSPECTIVE VIEW 1



3D PERSPECTIVE VIEW 2

**3D PERSPECTIVE DRAWINGS**  
TPA: SHEET 11-11. DRAWN BY LG DESIGN & DEVELOPMENTS  
SCALE - NTS DATE 5th AUGUST, 2016

SURF COAST SHIRE

6 SEP 2016

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