

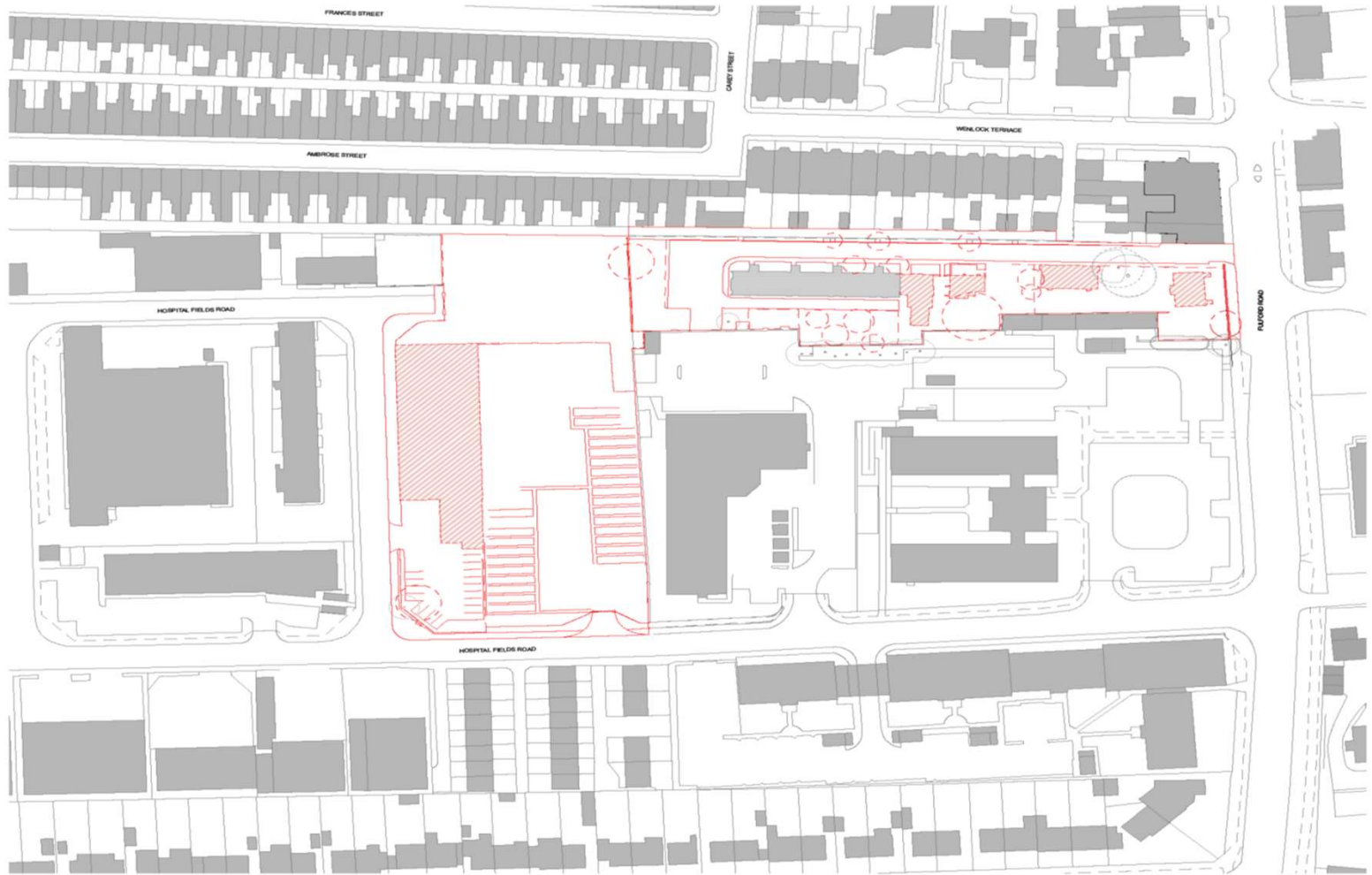


Planning Committee B

24/00221/FULM

Development Site Hospital Fields Road And
Ordnance Lane

Demolition Plan



KEY

- Site Boundary
- Walls to be demolished
- Buildings to be demolished
- Trees to be retained

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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX

**NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING**

Demolition Plan

PROJECT: Ordinance Lane
CLIENT: HEP - City of Frank Council
DATE: 01/02/2024
DRAWING STATUS: PLANNING
SCALE: 1:500 - @ A1

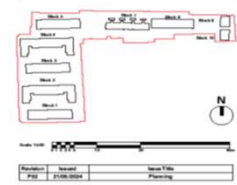
Project	Rev	Issued	Revision
288C C		(00) 003	P01





KEY

- Contoured Line
- Community Use
- 100sq (1 storey)
- 200sq (2 storey)
- 300sq (2 storey)
- 400sq (3 storey)
- 500sq (3 storey)
- 600sq (3 storey)
- Site Boundary
- Road Production Area
- Tree Crown
- MESH



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HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX
 Notice: This drawing is to be used in conjunction with the Risk Register prepared for the purpose of the health and safety plan. The hazard notes are in addition to the hazard notes and notes listed by a registered contractor when dealing with the type of work indicated on the drawing.

NOT FOR CONSTRUCTION
DO NOT SCALE FROM THIS DRAWING
 All dimensions given are approximate, and dimensions must be obtained from the particular site plan or other relevant documents for construction purposes. Substrate dimensions given and those indicated on site to be brought to contractor attention.

DRAWING TITLE: 288C | Entrance Lane

Site Plan

PROJECT	
Entrance Lane	
CLIENT	DATE
NSP - City of Frankston	28/09/2024
DRAWING STATUS	SCALE
RENDER	1:500 @ A1
Project No:	Revision
288C C	(00) 001 P02



Axo view of approved planning application no. 21/02573/FULM



Axo view of updated application

Key Updates

Site Plan:

- The total number of homes on-site has increased from 85 to 101.
- The development aims to provide 100% affordable tenure types.
- Block 6 has been omitted
- The number of commercial units (type E) has decreased from 8 to 2.

Refuse Strategy:

- To meet the updated refuse guidance, drag distances from bin stores to collection vehicles has reduced from 25m to 10m.
- The refuse vehicle now access bin stores via the 'Green Link' to the east edge of blocks 1-4.

Parking Strategy:

- The development retains the same number of parking spaces on site, however the CPZ allocation strategy has been updated.

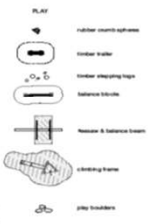
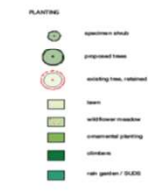
Elevations and window openings.

- The window openings have been developed to meet the new Part O Building Regulations requirements for overheating and fall protection.
- Minor window adjustments to balance facades.

Zero Carbon Strategy:

- The scheme proposes to achieve net-zero carbon in operation (regulated use) through a mix of passivhaus and renewables on site.

Blocks 2 & 4 increased footprint. Block 5 end enlarged. Block 6 omitted. More POS behind blocks 9 & 10

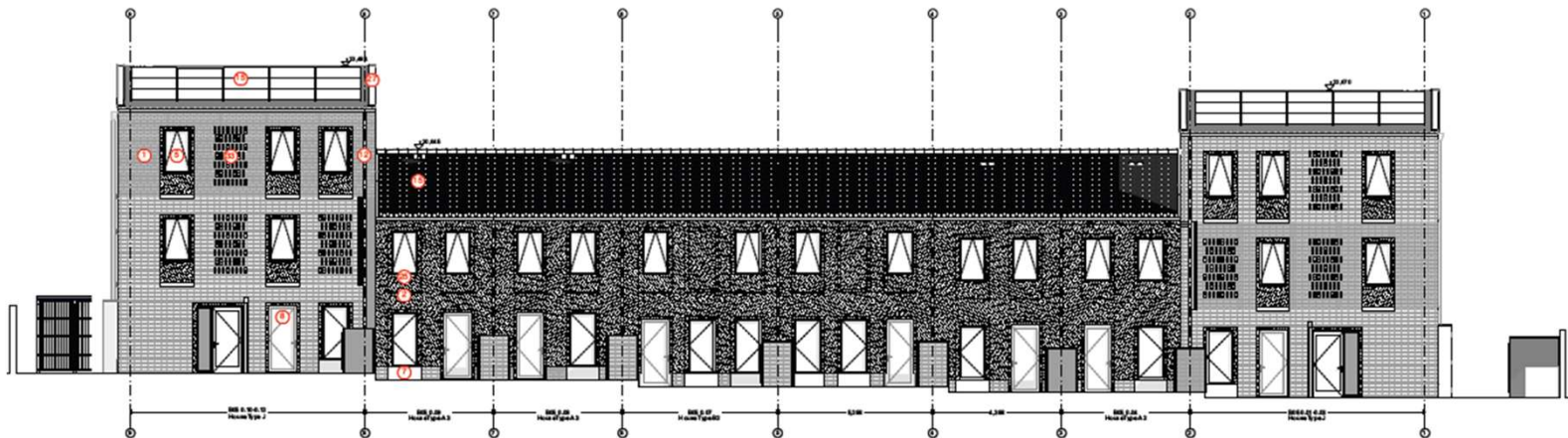


rev P02 24.05.24 Trees on Hospital Fields Flood moved to accommodate the 2m water resistance distance from the main water pipe as per 'Variable Water Column' Landscape north of Block G2. All materials, new plants to match arrangement as per latest drawings. Paths added between parking spaces, which is referenced in per engineer's drawings. Site boundary amended.

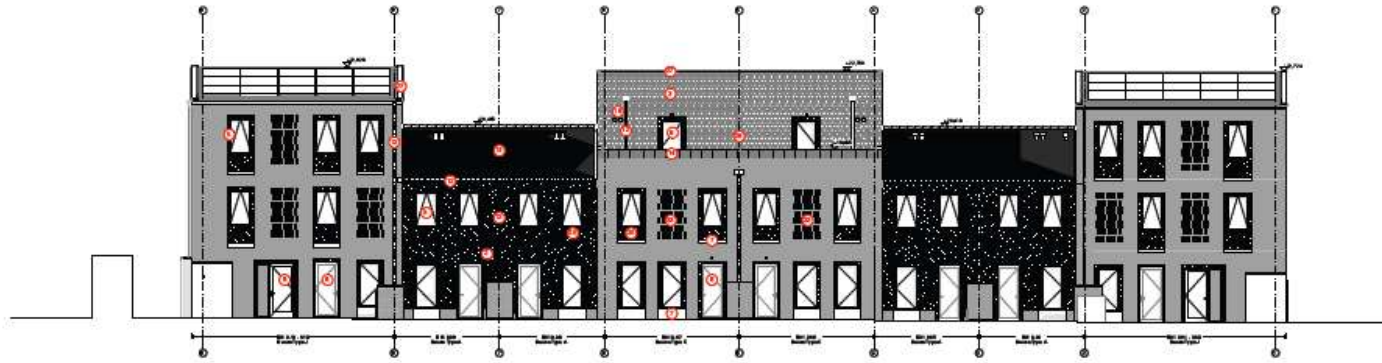
Block 5 Approved scheme



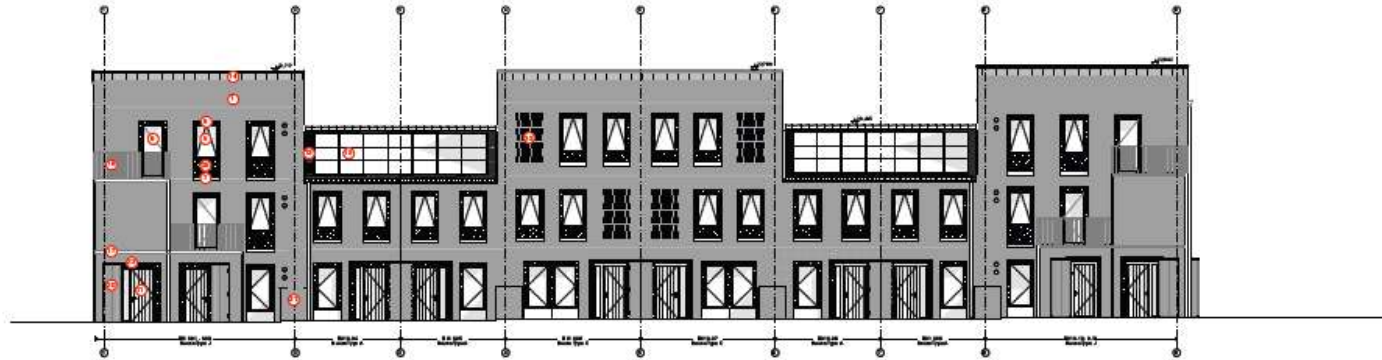
Block 5 Revised proposal



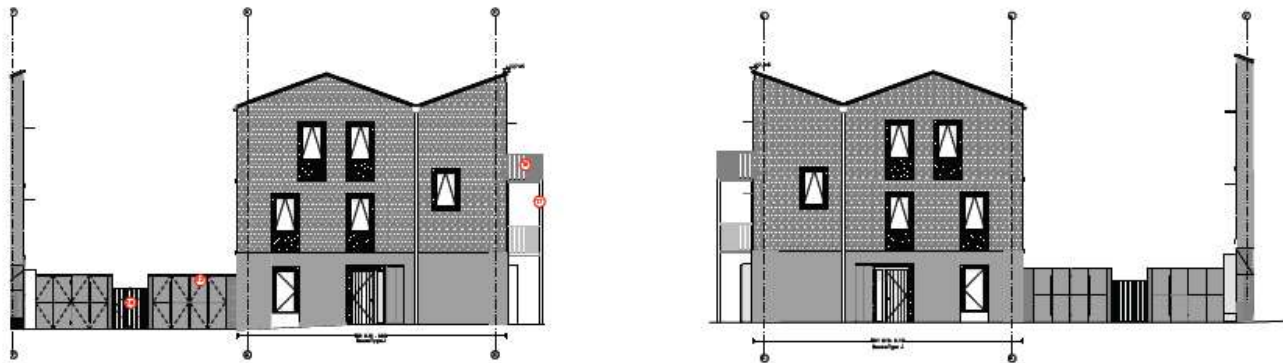
Block 1 elevations



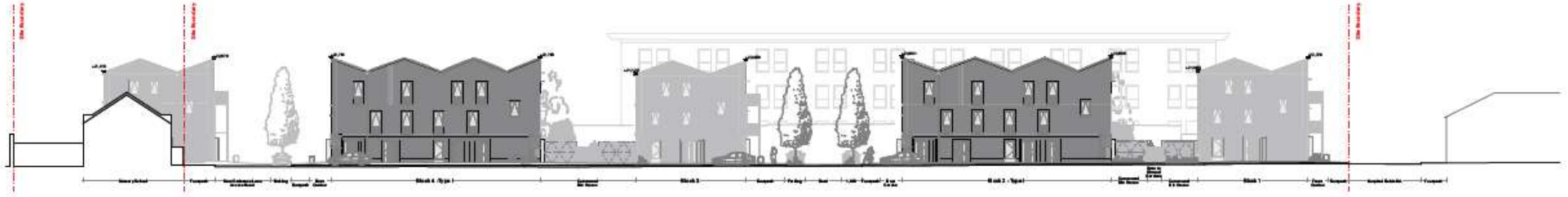
Block 1 North Elevation



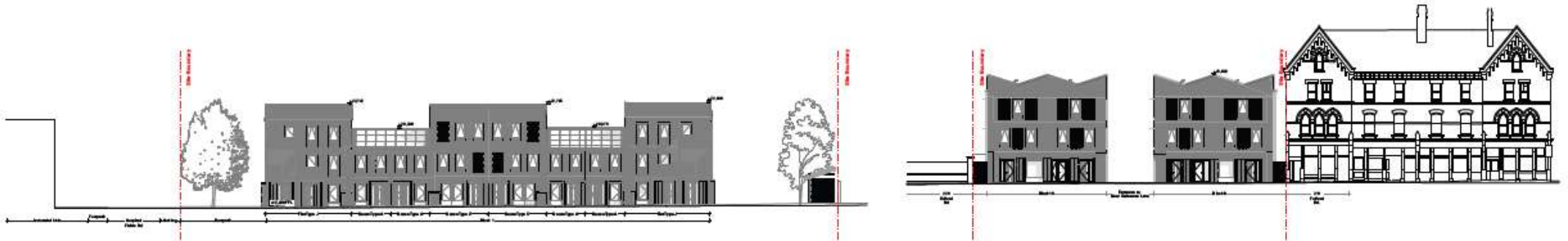
Block 1 South Elevation



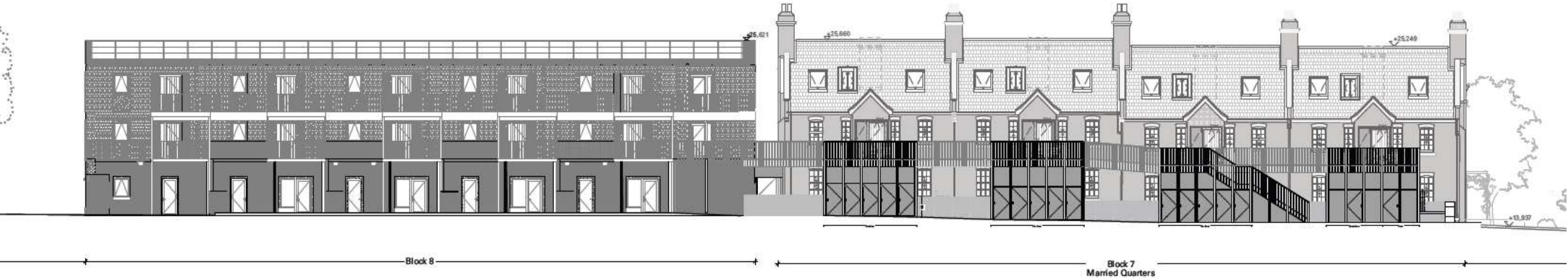
Blocks 1-5 – west side elevation, Hospital fields Rd – south elevation (block 1), Fulford Rd east elevation (blocks 9 & 10)



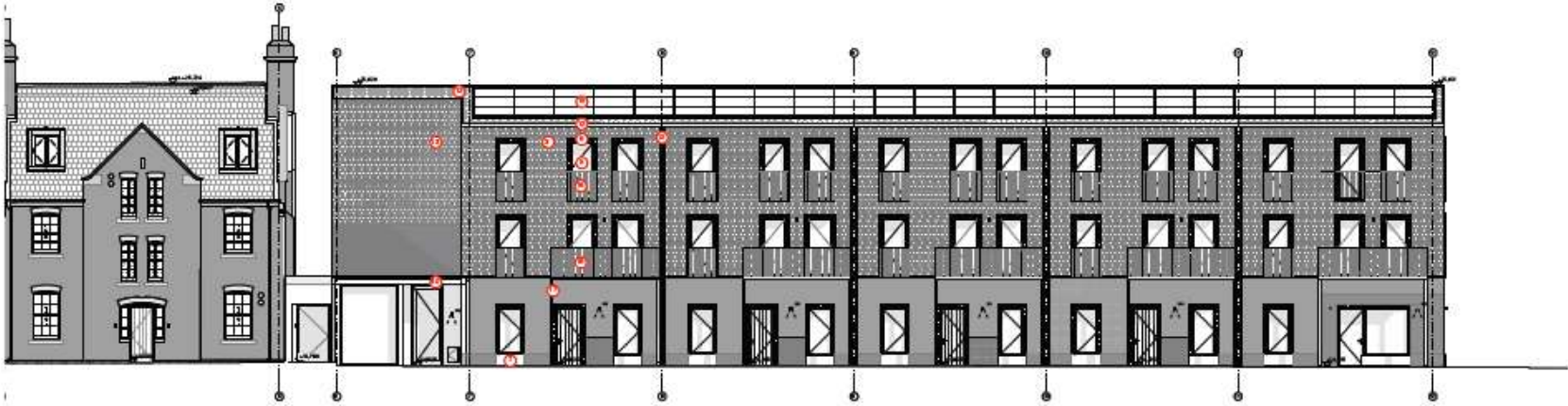
00) 220.1 Site Elevation A-A



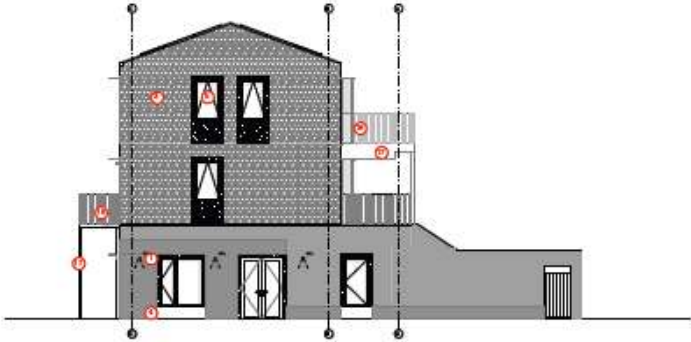
Block 8 and Married Quarters - North elevation



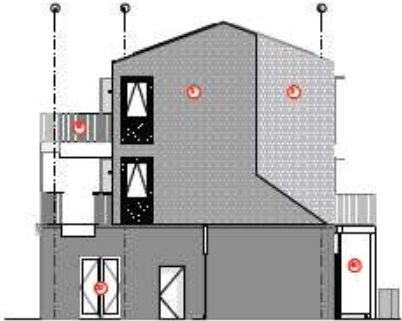
Block 8 front elevation



Block 8 South Elevation

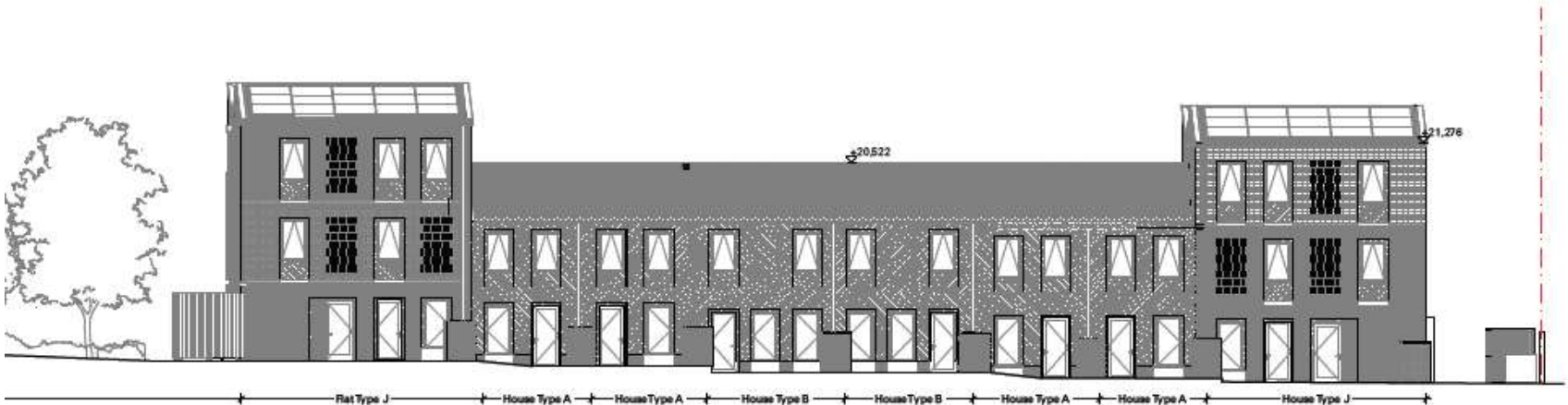


Block 8 East Elevation



Block 8 West Elevation

Hospital Fields Road Elevation



Site Elevation H- H