

LEGEND	
	SEWER PIT
	DRAINAGE PIT
	TELSTRA PIT(SMALL)
	GRADED PIT
	ELEC/LIGHT POLE
	TREE
	WATER METER
	ELECTRICITY PIT
	GAS METER
	TITLE-BOUNDARY
	EASEMENT
	FENCE
	GUTTER
	ROOF RIDGE
	VERANDAH/PORCH/DECKING
	BUILDING
	FOOTPATH
	BACK OF KERB
	INVERT OF KERB
	TOP OF BANK/DECK/WALL
	WINDOW/DOOR
	EDGE OF FORMATION
	STEPS
	DRIVEWAY
	ELEC. O'HEAD LINES
	BOTTOM OF BANK/DECK/WALL
	CARPORT

## FEATURE PLAN

### 13 GLADYS STREET NUNAWADING

HEIGHT DATUM: AUSTRALIAN HEIGHT DATUM

COORDINATE DATUM: LOCAL

TITLE REFERENCE : LOT 22 LP43377

Surveyors Ref. **360-1403** REV. **B**

## NOTATIONS

Levels shown are connected to an Australian Height Datum (04/01/2023)

Contour interval is 0.2m

See Re-Establishment Survey for fencing offsets and details

(0.85) Denotes Setback from Title to Building

## CERTIFICATION BY SURVEYOR

I, BRANDON M WATSON of PO BOX 178 Heidelberg VIC 3084 certify that this plan has been prepared from a survey made under my direction and supervision to represent the features and levels onsite on 21st March 2022

Licensed Surveyor Date:

SHEET 1 OF 1 SHEETS SHEET SIZE **A1**

SCALE  
1.5 0 1.5 3 4.5 6 7.5  
LENGTHS ARE IN METRES  
SCALE  
1:100

**360LandSolutions**  
HEIDELBERG - DONCASTER - ROWVILLE  
PO BOX 178, HEIDELBERG VIC 3084  
PH. 0402 727 758 0404 698 894  
office@360ls.com.au  
www.360ls.com.au

## PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME

7/03/2023

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### CITY OF WHITEHORSE

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Approx. True North



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WHITEHORSE PLANNING SCHEME

7/03/2023


ADVERTISED MATERIAL

CITY OF WHITEHORSE

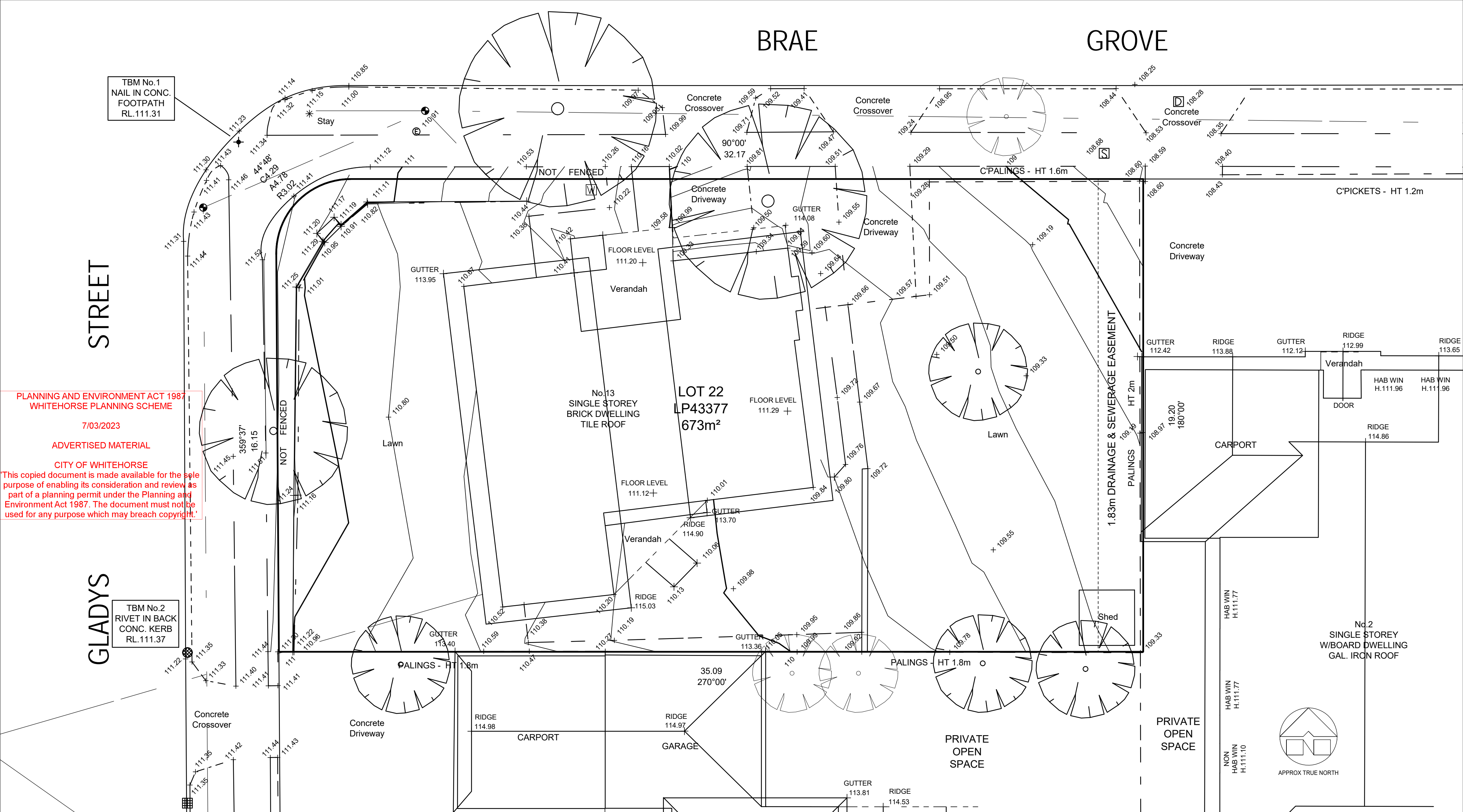
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# 13 GLADYS STREET, NUNAWADING

Job Title DUAL OCCUPANCY	Drawing Title COVER PAGE		<div></div> <div><b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com</div> <div><b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No. GS-13 / 2022	Sheet No. 1 OF 14		DATE:	AMENDMENTS:			
	Address 13 GLADYS STREET, NUNAWADING			04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I			
	Client TAYEH			15.12.2022	ADDITIONAL SPOT LEVELS			
				13.01.2023	LEVELS CONVERTED TO AHD			
	Scale 1 : 100 ON A2	Date 28 JULY 2022		15.02.2023	FLOOD LEVEL AMENDMENTS	GROUND FLOOR	122.46m2	117.56m2
	Design by: D.R	Drawn By: T.G				FIRST FLOOR	120.46m2	108.16m2
						<b>TOTAL LIVING</b>	<b>242.92m2</b>	<b>225.72m2</b>
						DOUBLE GARAGE	39.79m2	41.64m2
						CAR PARKING SPACES	x3 SPACES	x3 SPACES
						PORCH	2.28m2	1.86m2
						ALFRESCO	27.73m2	27.90m2
						BALCONY ( FIRST FLOOR )	6.78m2	5.36m2
						SITE	673.00m2 / 100%	
						BUILDING COVERAGE	366.75m2 / 54.49%	
						HARD SURFACE	400.88m2 / 59.57%	
						GARDEN AREA	272.12m2 / 40.43%	

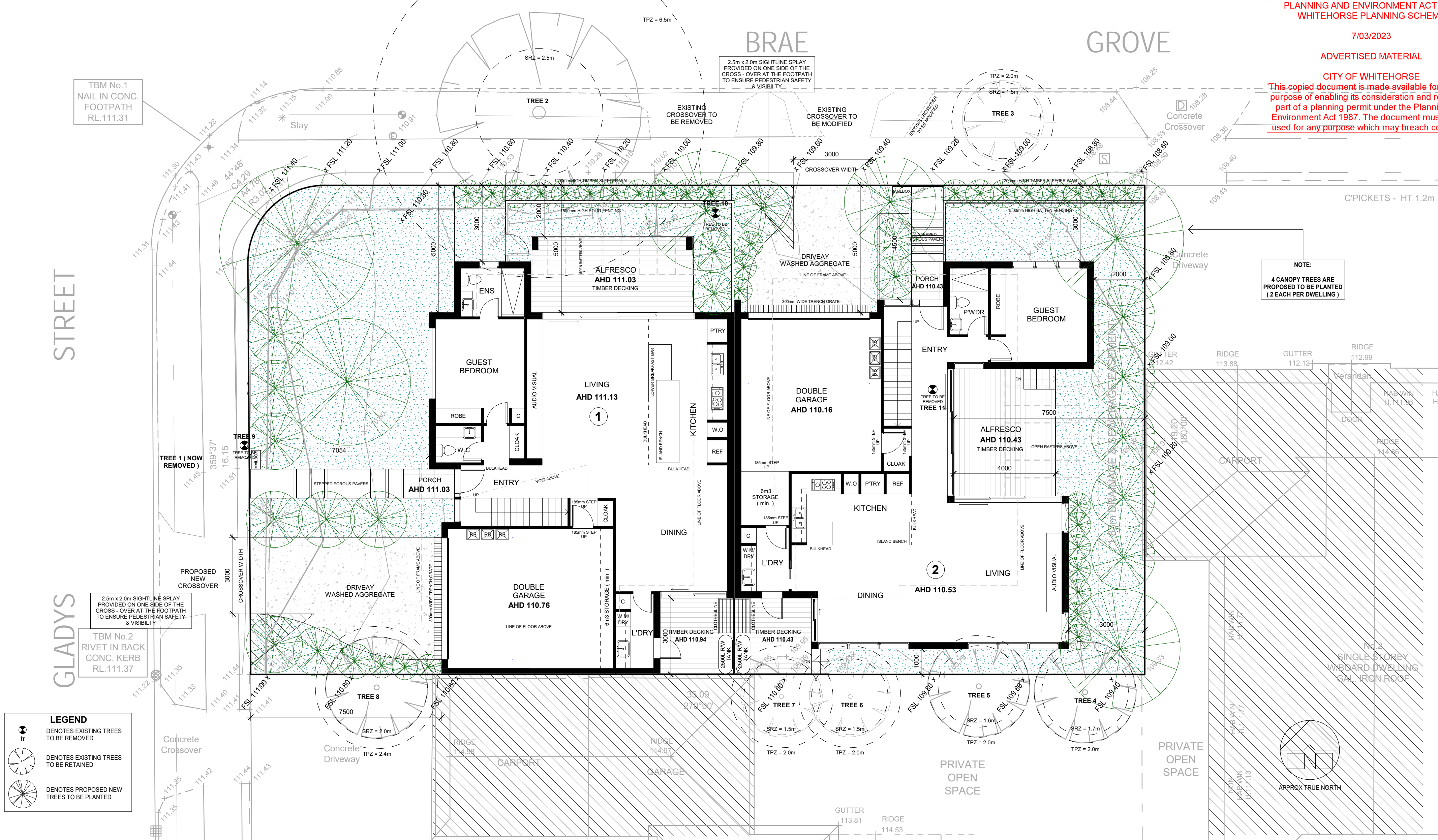





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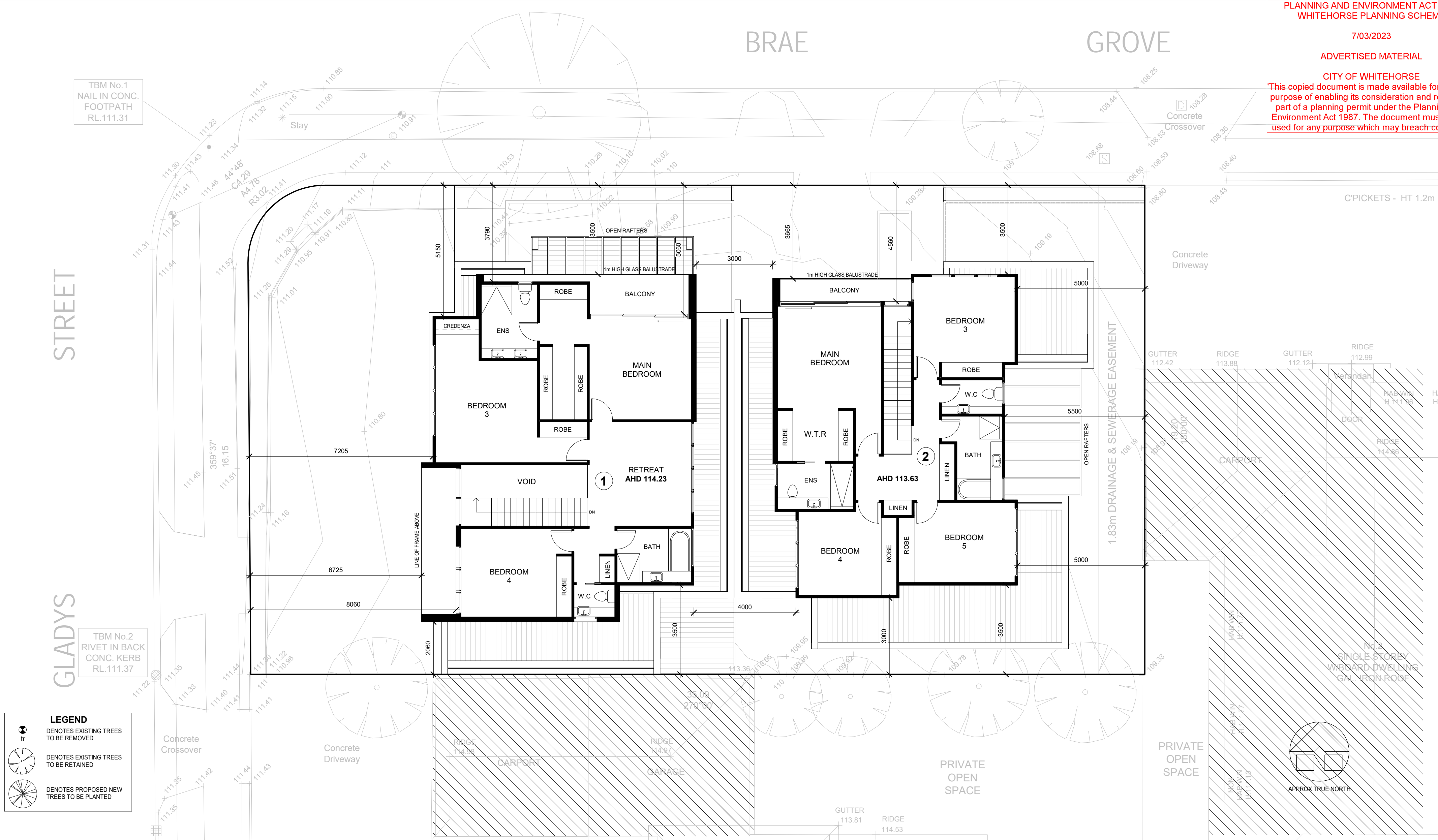
Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title EXISTING SITE CONDITIONS		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR</div> <div>4 / 31 - 39 NORCAL ROAD</div> <div>NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088</div> <div>e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No.	Sheet No.						
	GS-13 / 2022	2 OF 14						
	Scale	Date						
	1 : 100 ON A2	28 JULY 2022						
	Design by:	Drawn By:		DATE:	AMENDMENTS:			
	D.R	T.G		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	GROUND FLOOR	122.46m2	117.56m2
				15.12.2022	ADDITIONAL SPOT LEVELS	FIRST FLOOR	120.46m2	108.16m2
				13.01.2023	LEVELS CONVERTED TO AHD	TOTAL LIVING	242.92m2	225.72m2
				15.02.2023	FLOOD LEVEL AMENDMENTS	DOUBLE GARAGE	39.79m2	41.64m2
						CAR PARKING SPACES	x3 SPACES	x3 SPACES
						PORCH	2.28m2	1.86m2
						ALFRESCO	27.73m2	27.90m2
						BALCONY ( FIRST FLOOR )	6.78m2	5.36m2
						SITE	673.00m2 / 100%	
						BUILDING COVERAGE	366.75m2 / 54.49%	
						HARD SURFACE	400.88m2 / 59.57%	
						GARDEN AREA	272.12m2 / 40.43%	






Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title GROUND FLOOR PLAN		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com  DESIGN STUDIO AND DEVELOPMENT <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No. GS-13 / 2022	Sheet No. 3 OF 14		DATE:	AMENDMENTS:			
	Scale 1 : 100 ON A2	Date 28 JULY 2022		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	GROUND FLOOR	122.46m2	117.56m2
	Design by: D.R	Drawn By: T.G		15.12.2022	ADDITIONAL SPOT LEVELS	FIRST FLOOR	120.46m2	108.16m2
				13.01.2023	LEVELS CONVERTED TO AHD	TOTAL LIVING	242.92m2	225.72m2
				15.02.2023	FLOOD LEVEL AMENDMENTS	DOUBLE GARAGE	39.79m2	41.64m2
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						PORCH	2.28m2	1.86m2
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						BALCONY ( FIRST FLOOR )	6.78m2	5.36m2
						SITE	673.00m2 / 100%	
						BUILDING COVERAGE	366.75m2 / 54.49%	
						HARD SURFACE	400.88m2 / 59.57%	
						GARDEN AREA	272.12m2 / 40.43%	

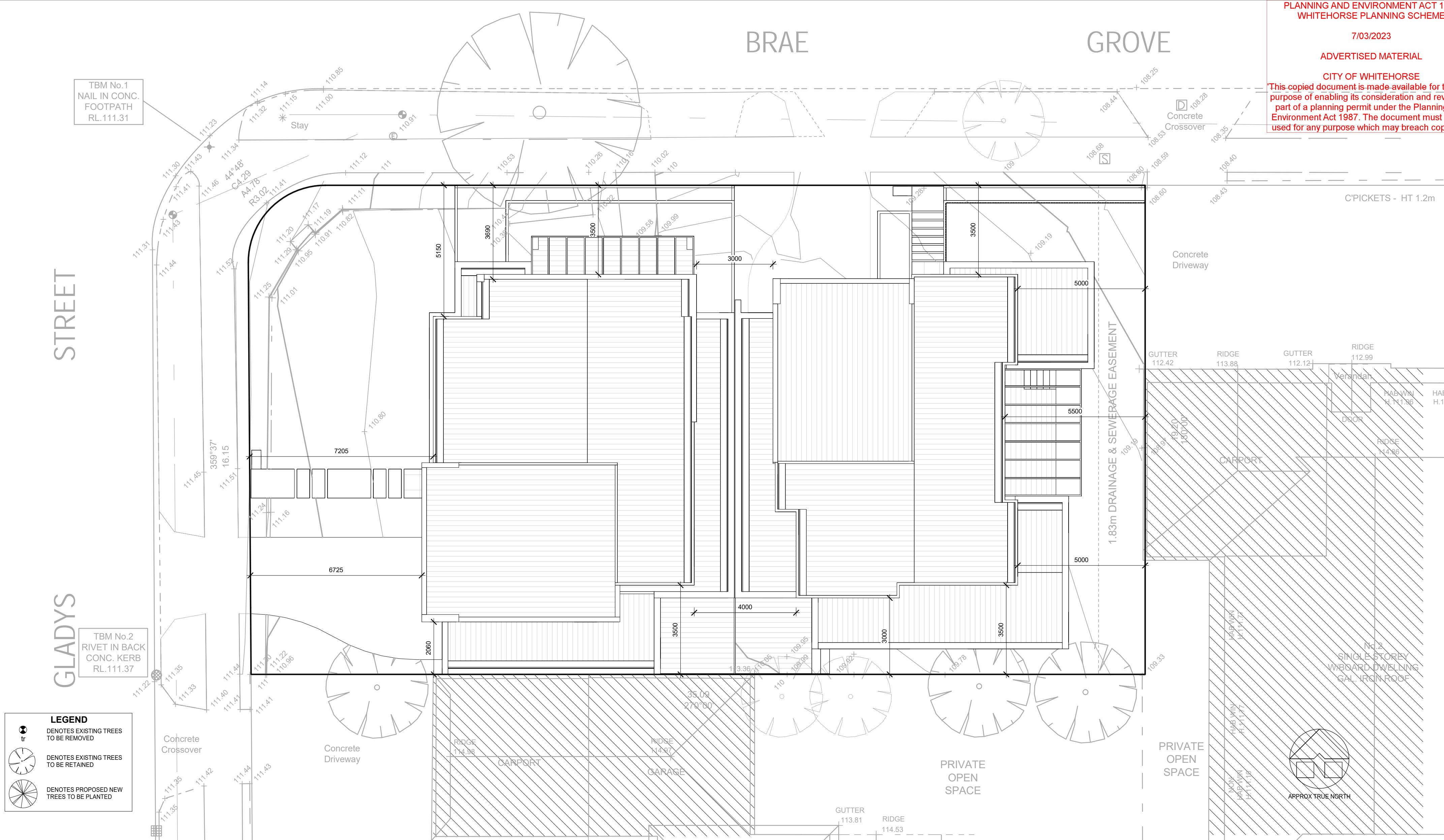





**LEGEND**

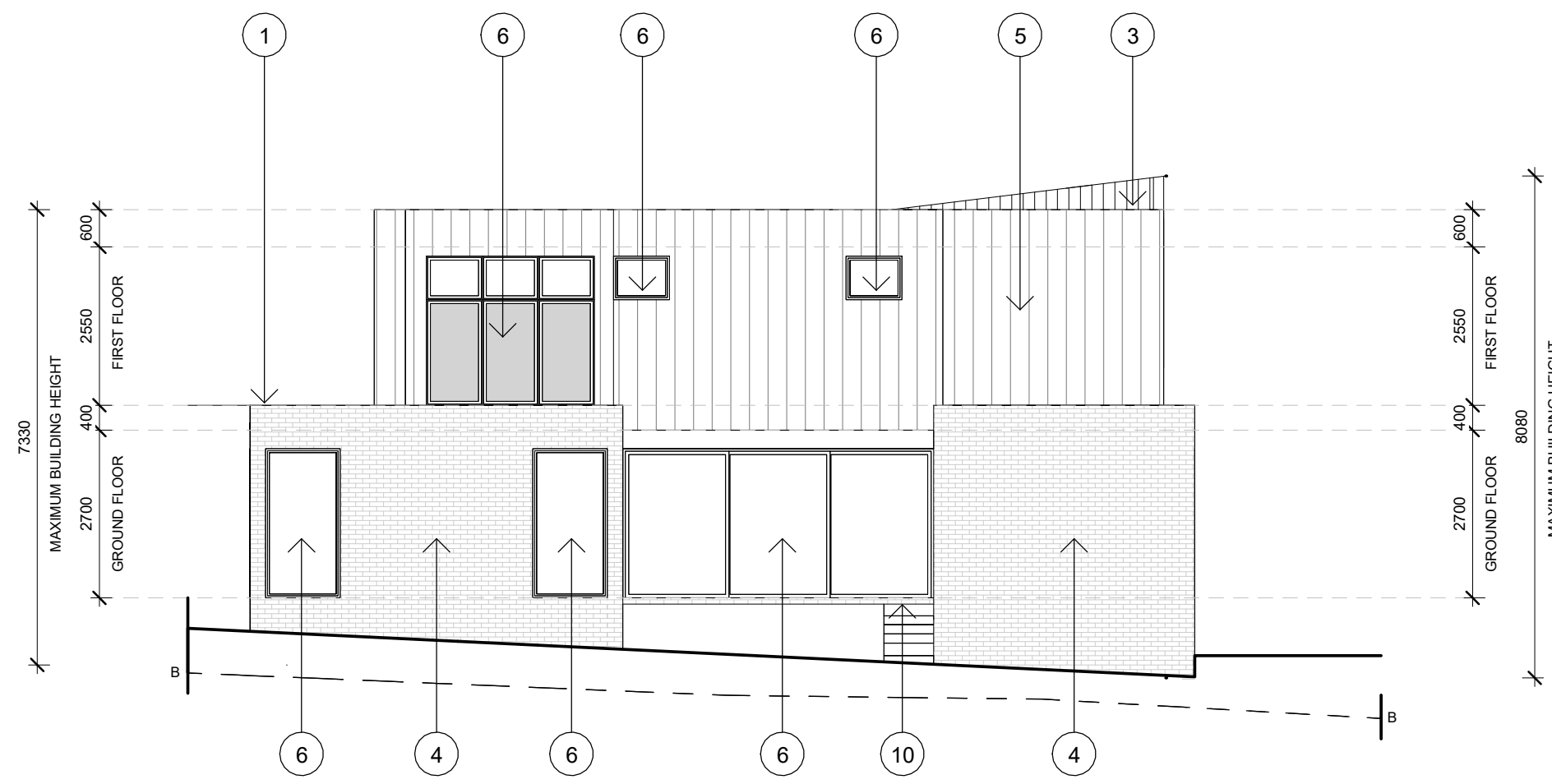
- tr DENOTES EXISTING TREES TO BE REMOVED
- DENOTES EXISTING TREES TO BE RETAINED
- DENOTES PROPOSED NEW TREES TO BE PLANTED

Job Title DUAL OCCUPANCY	Drawing Title FIRST FLOOR PLAN		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com  <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No. GS-13 / 2022	Sheet No. 4 OF 14		DATE:	AMENDMENTS:			
Address 13 GLADYS STREET, NUNAWADING	Scale 1 : 100 ON A2	Date 28 JULY 2022		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	GROUND FLOOR	122.46m2	117.56m2
				15.12.2022	ADDITIONAL SPOT LEVELS	FIRST FLOOR	120.46m2	108.16m2
Client TAYEH	Design by: D.R	Drawn By: T.G		13.01.2023	LEVELS CONVERTED TO AHD	<b>TOTAL LIVING</b>	<b>242.92m2</b>	<b>225.72m2</b>
				15.02.2023	FLOOD LEVEL AMENDMENTS	DOUBLE GARAGE	39.79m2	41.64m2
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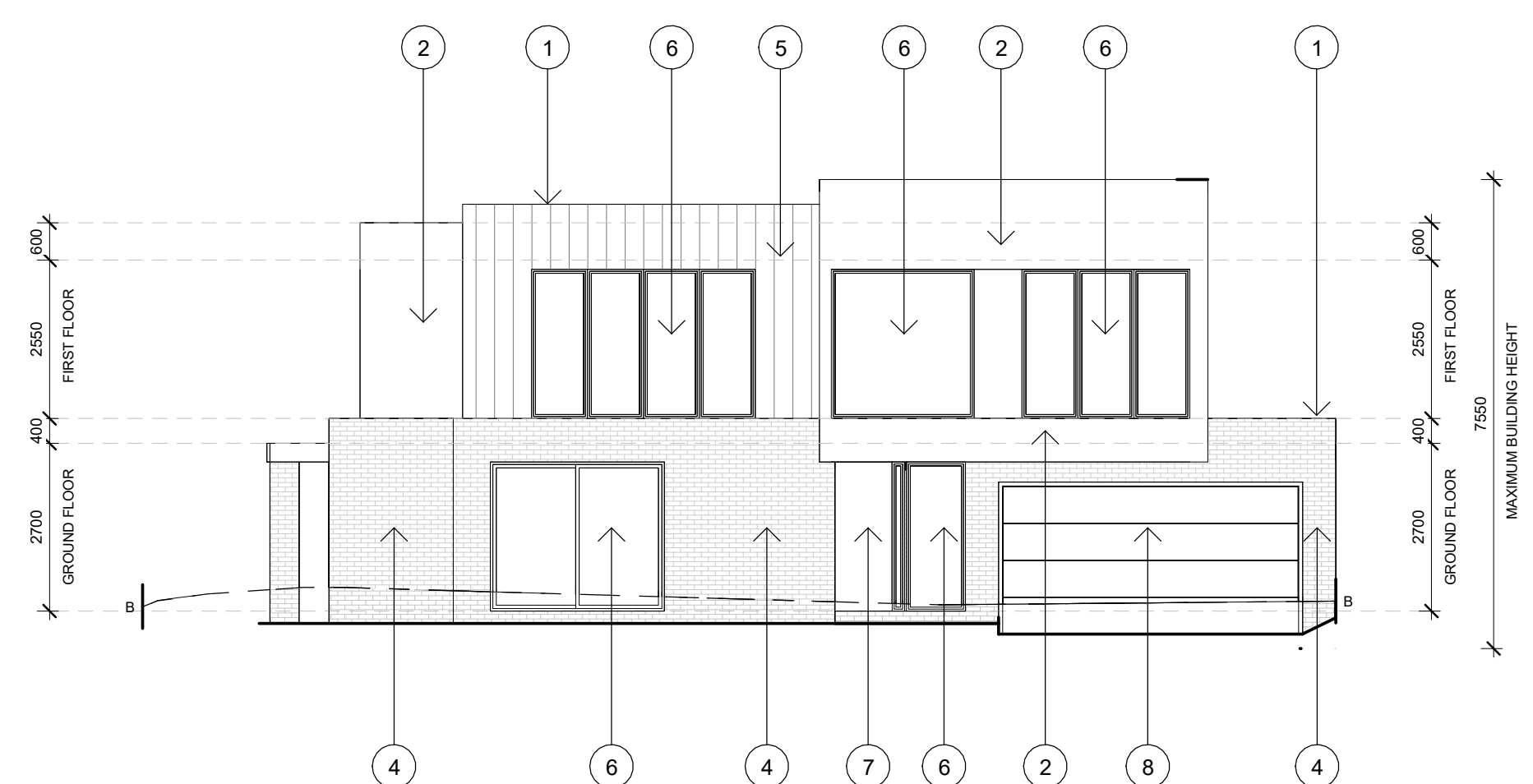


Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title ROOF PLAN		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR</div> <div>4 / 31 - 39 NORCAL ROAD</div> <div>NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088</div> <div>e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2			
	Drawing No. GS-13 / 2022	Sheet No. 5 OF 14		DATE:	AMENDMENTS:						
				04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I						
	Scale 1 : 100 ON A2	Date 28 JULY 2022		15.12.2022	ADDITIONAL SPOT LEVELS				GROUND FLOOR	122.46m2	117.56m2
				13.01.2023	LEVELS CONVERTED TO AHD				FIRST FLOOR	120.46m2	108.16m2
	Design by: D.R	Drawn By: T.G		15.02.2023	FLOOD LEVEL AMENDMENTS				TOTAL LIVING	242.92m2	225.72m2
									DOUBLE GARAGE	39.79m2	41.64m2
									CAR PARKING SPACES	x3 SPACES	x3 SPACES
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				GARDEN AREA	272.12m2 / 40.43%						





EAST ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



EAST ELEVATION ( SHADOWS )  
SCALE 1:100

OPEN RAFTERS PAINTED IN  
A DARK GREY COLOUR

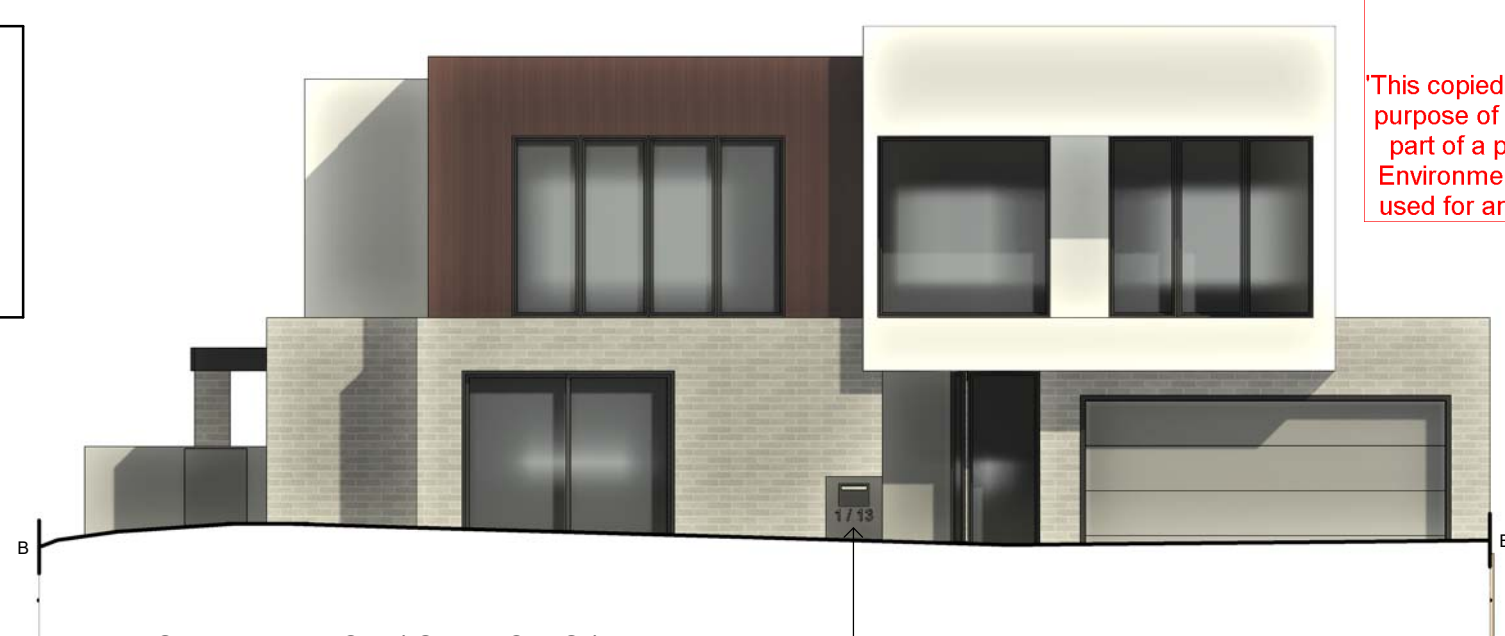
PROPOSED NEW 1800mm  
HIGH TIMBER PALING FENCE

GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

**LEGEND**

--- DENOTES NATURAL GROUND  
LEVEL AT EXISTING  
BOUNDARY LEVEL

— DENOTES FINISHED GROUND  
LEVEL AT PROPOSED  
BUILDING LINE



WEST ELEVATION ( SHADOWS )  
SCALE 1:100

900mm HIGH  
MAILBOX

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7/03/2023


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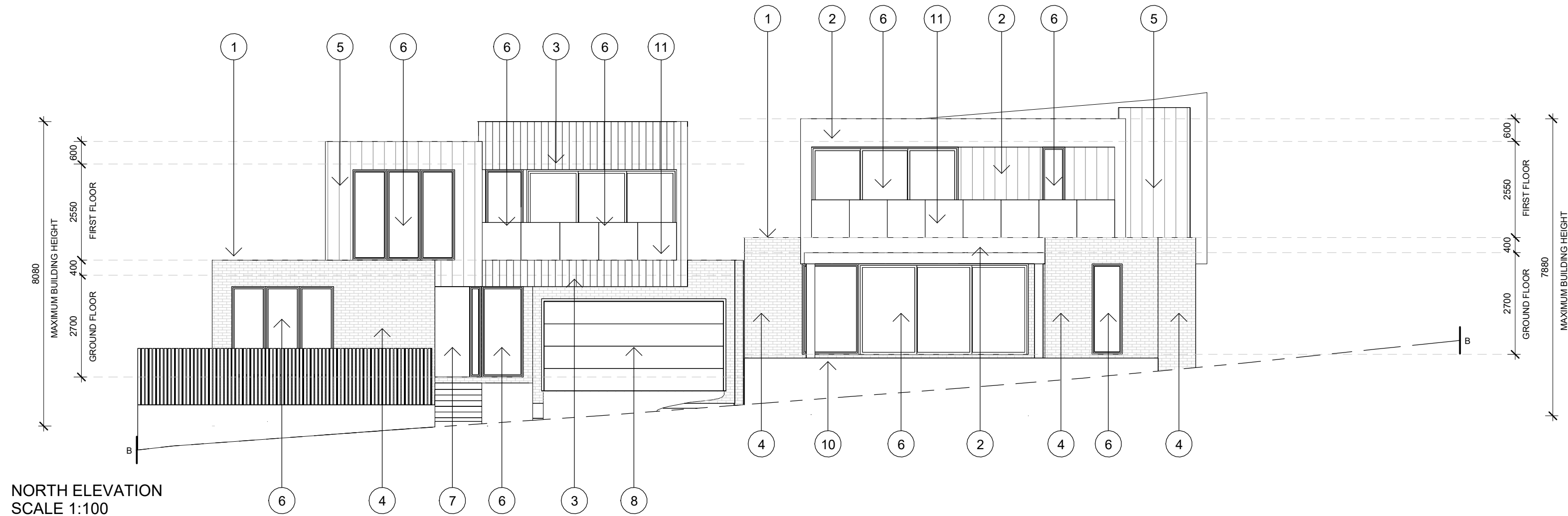
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## SCHEDULE OF MATERIALS & FINISHES

1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR	2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR	3. FEATURE FRAME CLAD IN WEATHERBOARDS, PAINTED WHITE, OR SIMILAR	4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR	5. WALL CLAD IN WEATHERTEX ( TIMBER LOOK ), OR SIMILAR	6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH	7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE	8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR	9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR	10. TIMBER DECKING TO ALFRESCO AREAS	11. 1m HIGH FRAMELESS GLASS BALUSTRADE

<div>Job Title</div> <div>DUAL OCCUPANCY</div> <div>Address</div> <div>13 GLADYS STREET, NUNAWADING</div> <div>Client</div> <div>TAYEH</div>	<div>Drawing Title</div> <div>ELEVATIONS ( 1 OF 3 )</div>		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR</div> <div>4 / 31 - 39 NORCAL ROAD</div> <div>NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088</div> <div>e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	<div>AMENDMENTS</div>		<div>AREA CALCULATIONS</div>	<div>TOWNHOUSE 1</div>	<div>TOWNHOUSE 2</div>
	<div>DATE:</div>	<div>AMENDMENTS:</div>		<div>GROUND FLOOR</div>	<div>122.46m2</div>	<div>117.56m2</div>		
	<div>04.11.2022</div>	<div>PLANS AMENDED AS PER COUNCIL'S R.F.I</div>		<div>FIRST FLOOR</div>	<div>120.46m2</div>	<div>108.16m2</div>		
	<div>15.12.2022</div>	<div>ADDITIONAL SPOT LEVELS</div>		<div>TOTAL LIVING</div>	<div>242.92m2</div>	<div>225.72m2</div>		
	<div>13.01.2023</div>	<div>LEVELS CONVERTED TO AHD</div>		<div>DOUBLE GARAGE</div>	<div>39.79m2</div>	<div>41.64m2</div>		
<div>15.02.2023</div>	<div>FLOOD LEVEL AMENDMENTS</div>	<div>CAR PARKING SPACES</div>	<div>x3 SPACES</div>	<div>x3 SPACES</div>				
		<div>PORCH</div>	<div>2.28m2</div>	<div>1.86m2</div>				
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		<div>BALCONY ( FIRST FLOOR )</div>	<div>6.78m2</div>	<div>5.36m2</div>				
		<div>SITE</div>	<div>673.00m2 / 100%</div>					
		<div>BUILDING COVERAGE</div>	<div>366.75m2 / 54.49%</div>					
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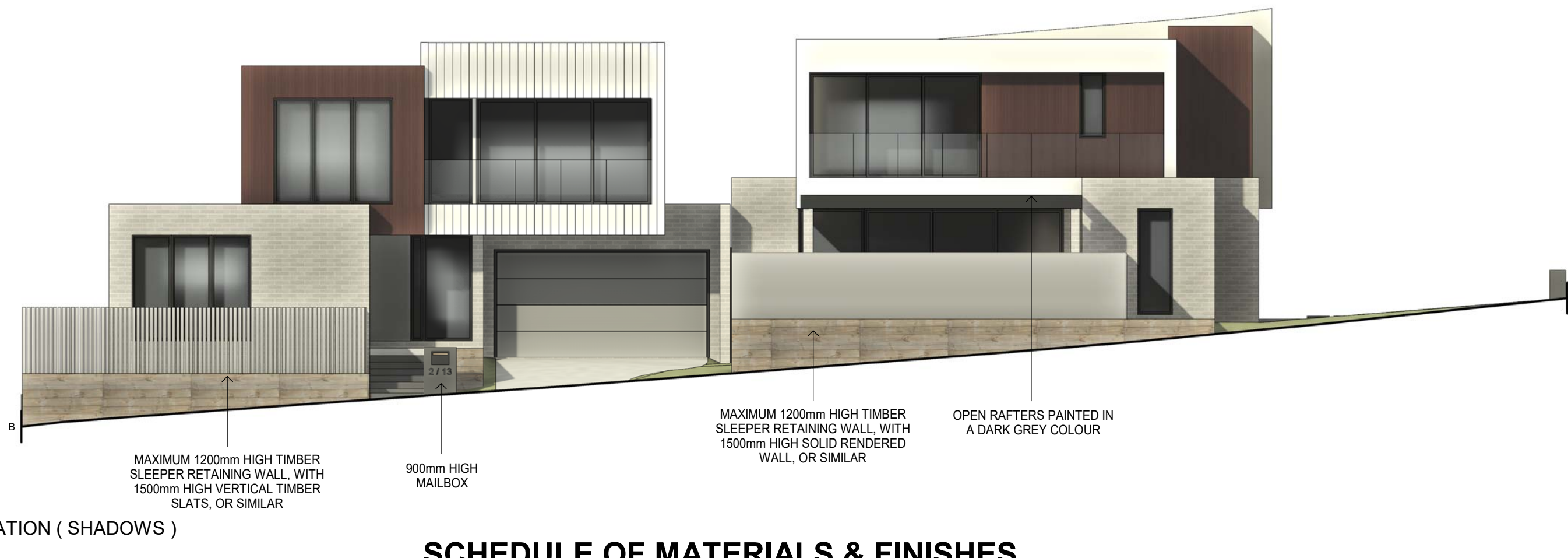
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7/03/2023

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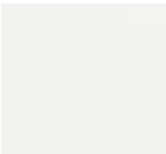



GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

#### LEGEND

- DENOTES NATURAL GROUND LEVEL AT EXISTING BOUNDARY LEVEL
- DENOTES FINISHED GROUND LEVEL AT PROPOSED BUILDING LINE

### SCHEDULE OF MATERIALS & FINISHES

										
1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR	2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR	3. FEATURE FRAME CLAD IN WEATHERBOARDS, PAINTED WHITE, OR SIMILAR	4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR	5. WALL CLAD IN WEATHERTEX ( TIMBER LOOK ), OR SIMILAR	6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH	7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE	8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR	9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR	10. TIMBER DECKING TO ALFRESCO AREAS	11. 1m HIGH FRAMELESS GLASS BALUSTRADE

Job Title DUAL OCCUPANCY	Drawing Title ELEVATIONS ( 2 OF 3 )		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com  DESIGN STUDIO AND DEVELOPMENT <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No. GS-13 / 2022	Sheet No. 7 OF 14		DATE:	AMENDMENTS:			
Address 13 GLADYS STREET, NUNAWADING	Scale 1 : 100 ON A2	Date 28 JULY 2022		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	GROUND FLOOR	122.46m2	117.56m2
				15.12.2022	ADDITIONAL SPOT LEVELS	FIRST FLOOR	120.46m2	108.16m2
Client TAYEH	Design by: D.R	Drawn By: T.G		13.01.2023	LEVELS CONVERTED TO AHD	<b>TOTAL LIVING</b>	<b>242.92m2</b>	<b>225.72m2</b>
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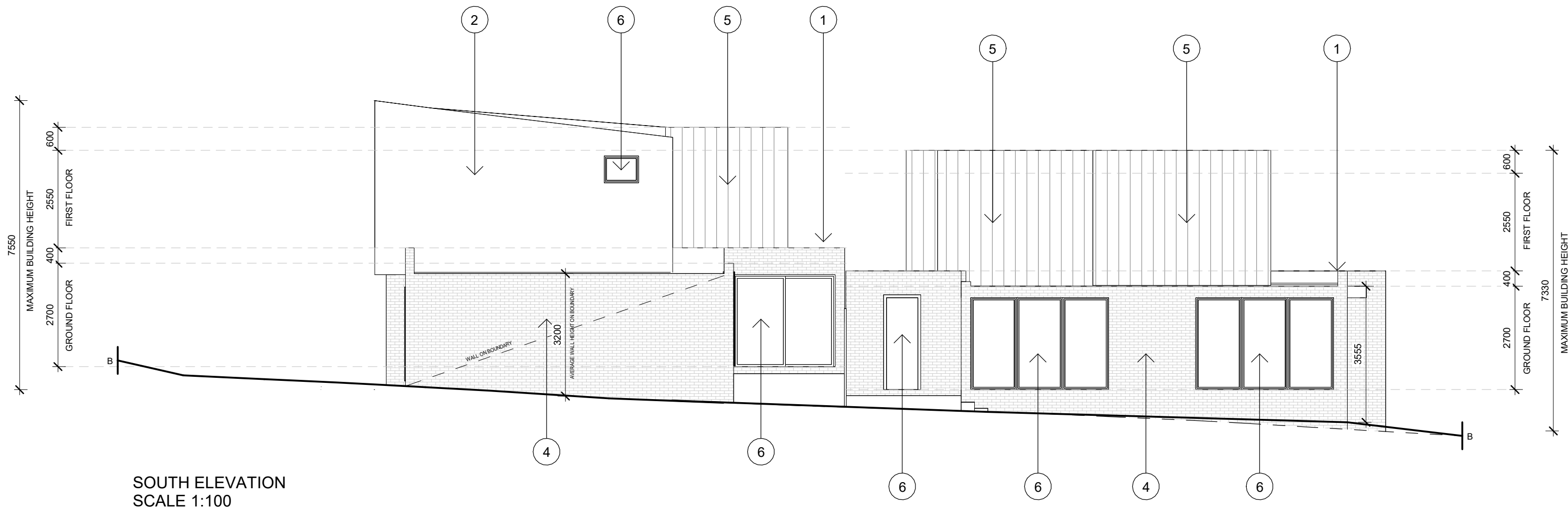
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GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

LEGEND

---

 DENOTES NATURAL GROUND  
LEVEL AT EXISTING  
BOUNDARY LEVEL

---

 DENOTES FINISHED GROUND  
LEVEL AT PROPOSED  
BUILDING LINE

SCHEDULE OF MATERIALS & FINISHES

1. METAL DECK ROOF  
IN 'SHALE GREY' BY  
COLORBOND STEEL,  
OR SIMILAR

2. WALL FULLY  
RENDERED & PAINTED  
IN 'LEXICON QUARTER'  
BY DULUX, OR SIMILAR

3. FEATURE FRAME CLAD  
IN WEATHERBOARDS,  
PAINTED WHITE, OR  
SIMILAR

4. FACE BRICK WALL  
IN A GREY FINISH,  
OR SIMILAR

5. WALL CLAD IN  
WEATHERTEX ( TIMBER  
LOOK ), OR SIMILAR

6. ALL DOORS &  
WINDOWS IN A  
COMMERCIAL STYLE  
ALUMINIUM WITH A  
MATTE BLACK POWDER  
COATED FINISH


7. PIVOT FRONT  
DOOR WITH  
MATTE STEEL  
HANDLE

8. STEEL SECTIONAL  
PANEL LIFT GARAGE  
DOOR IN A LIGHT GREY  
COLOUR, OR SIMILAR

9. DRIVEWAY FINISHED  
IN WASHED CHARCOAL  
AGGREGATE,  
OR SIMILAR

10. TIMBER  
DECKING TO  
ALFRESCO AREAS


11. 1m HIGH  
FRAMELESS GLASS  
BALUSTRADE

Job Title DUAL OCCUPANCY	Drawing Title ELEVATIONS ( 3 OF 3 )		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088 e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2	
				DATE:	AMENDMENTS:				
	Address 13 GLADYS STREET, NUNAWADING	Drawing No. GS-13 / 2022		Sheet No. 8 OF 14	04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	GROUND FLOOR	122.46m2	117.56m2
					15.12.2022	ADDITIONAL SPOT LEVELS	FIRST FLOOR	120.46m2	108.16m2
		Scale 1 : 100 ON A2		Date 28 JULY 2022	13.01.2023	LEVELS CONVERTED TO AHD	TOTAL LIVING	242.92m2	225.72m2
15.02.2023			FLOOD LEVEL AMENDMENTS		DOUBLE GARAGE	39.79m2	41.64m2		
Client TAYEH	Design by: D.R	Drawn By: T.G			CAR PARKING SPACES	x3 SPACES	x3 SPACES		
					PORCH	2.28m2	1.86m2		
					ALFRESCO	27.73m2	27.90m2		
					BALCONY ( FIRST FLOOR )	6.78m2	5.36m2		
					SITE	673.00m2 / 100%			
					BUILDING COVERAGE	366.75m2 / 54.49%			
					HARD SURFACE	400.88m2 / 59.57%			
				GARDEN AREA	272.12m2 / 40.43%				






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Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title PERSPECTIVES ( 1 OF 2 )		<div></div> <div>PREMIER PROJECTS PTY LTD FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT <small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No. GS-13 / 2022	Sheet No. 9 OF 14		DATE:	AMENDMENTS:	GROUND FLOOR	122.46m2	117.56m2
	Scale NO SCALE	Date 28 JULY 2022		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	FIRST FLOOR	120.46m2	108.16m2
				15.12.2022	ADDITIONAL SPOT LEVELS	TOTAL LIVING	242.92m2	225.72m2
	Design by: D.R	Drawn By: T.G		13.01.2023	LEVELS CONVERTED TO AHD	DOUBLE GARAGE	39.79m2	41.64m2
15.02.2023				FLOOD LEVEL AMENDMENTS	CAR PARKING SPACES	x3 SPACES	x3 SPACES	
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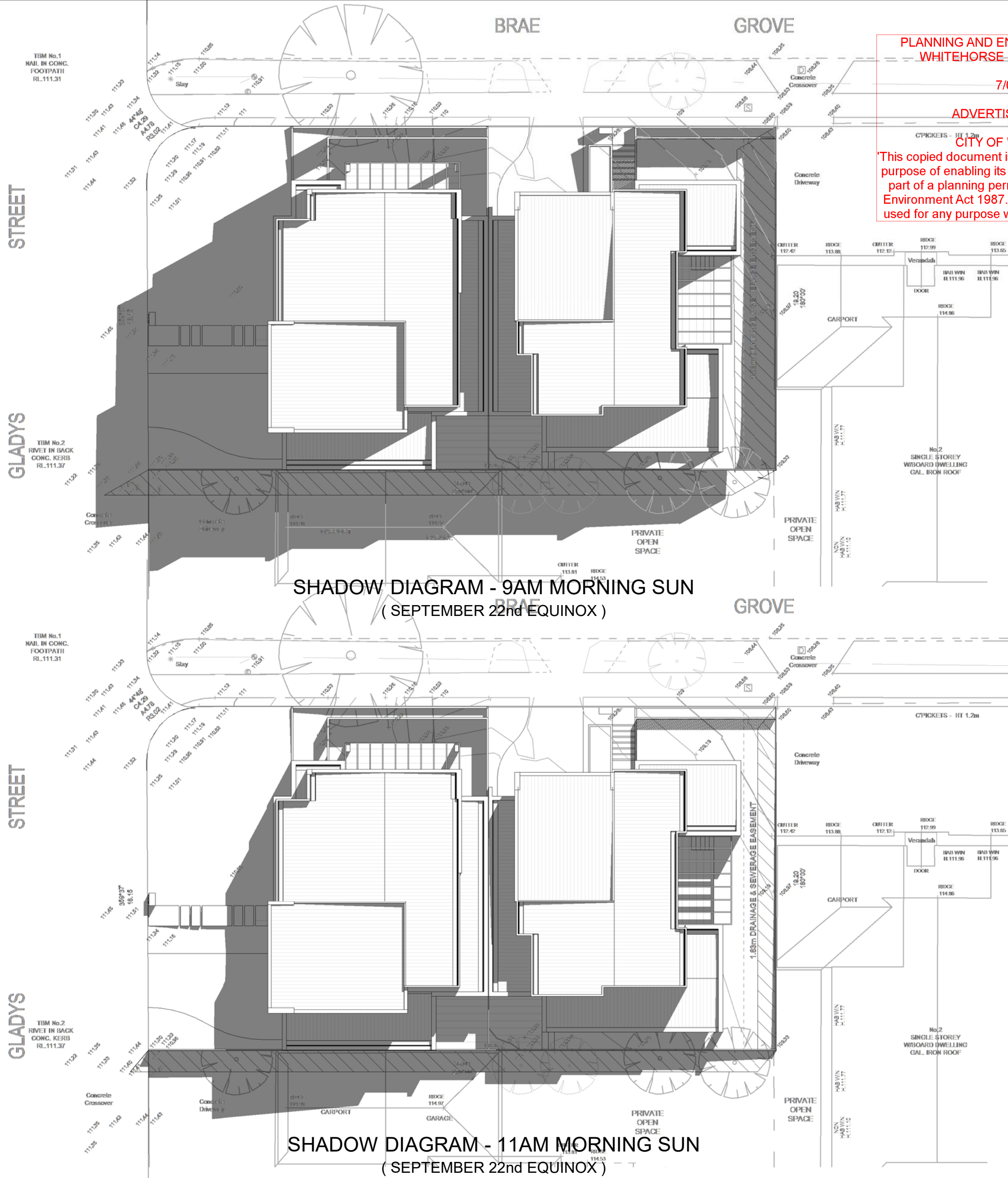




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<div>Job Title</div> <div>DUAL OCCUPANCY</div> <div>Address</div> <div>13 GLADYS STREET, NUNAWADING</div> <div>Client</div> <div>TAYEH</div>	<div>Drawing Title</div> <div>PERSPECTIVES ( 2 OF 2 )</div>		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR</div> <div>4 / 31 - 39 NORCAL ROAD</div> <div>NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088</div> <div>e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	<div>AMENDMENTS</div>		<div>AREA CALCULATIONS</div>	<div>TOWNHOUSE 1</div>	<div>TOWNHOUSE 2</div>
	<div>Drawing No.</div> <div>GS-13 / 2022</div>	<div>Sheet No.</div> <div>10 OF 14</div>		<div>DATE:</div> <div>04.11.2022</div>	<div>AMENDMENTS:</div> <div>PLANS AMENDED AS PER COUNCIL'S R.F.I</div>	<div>GROUND FLOOR</div>	<div>122.46m2</div>	<div>117.56m2</div>
	<div>Scale</div> <div>NO SCALE</div>	<div>Date</div> <div>28 JULY 2022</div>		<div>15.12.2022</div>	<div>ADDITIONAL SPOT LEVELS</div>	<div>TOTAL LIVING</div>	<div>242.92m2</div>	<div>225.72m2</div>
				<div>13.01.2023</div>	<div>LEVELS CONVERTED TO AHD</div>	<div>DOUBLE GARAGE</div>	<div>39.79m2</div>	<div>41.64m2</div>
	<div>Design by:</div> <div>D.R</div>	<div>Drawn By:</div> <div>T.G</div>		<div>15.02.2023</div>	<div>FLOOD LEVEL AMENDMENTS</div>	<div>CAR PARKING SPACES</div>	<div>x3 SPACES</div>	<div>x3 SPACES</div>
					<div>PORCH</div>	<div>2.28m2</div>	<div>1.86m2</div>	
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				<div>HARD SURFACE</div>	<div>400.88m2 / 59.57%</div>			
				<div>GARDEN AREA</div>	<div>272.12m2 / 40.43%</div>			





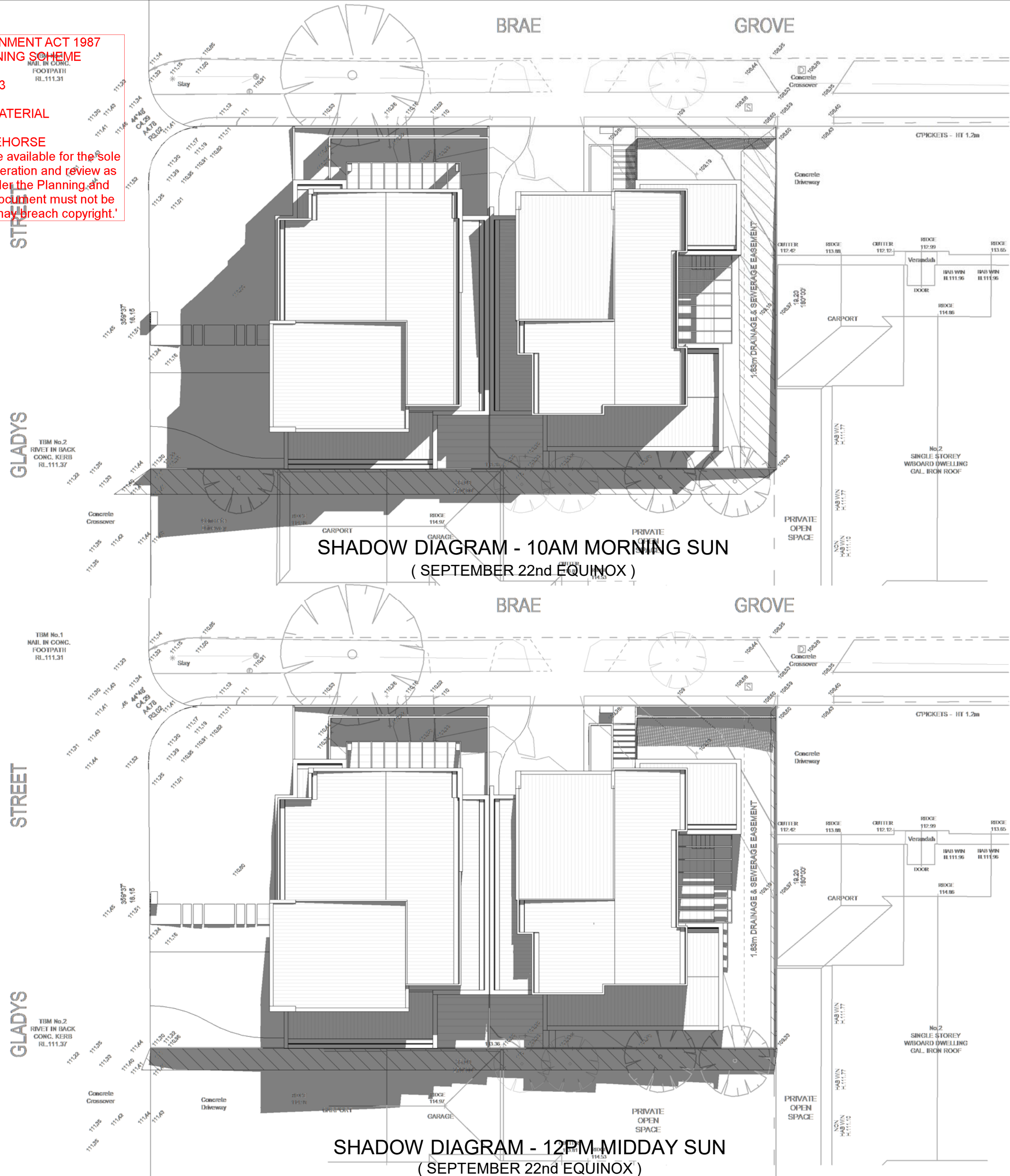
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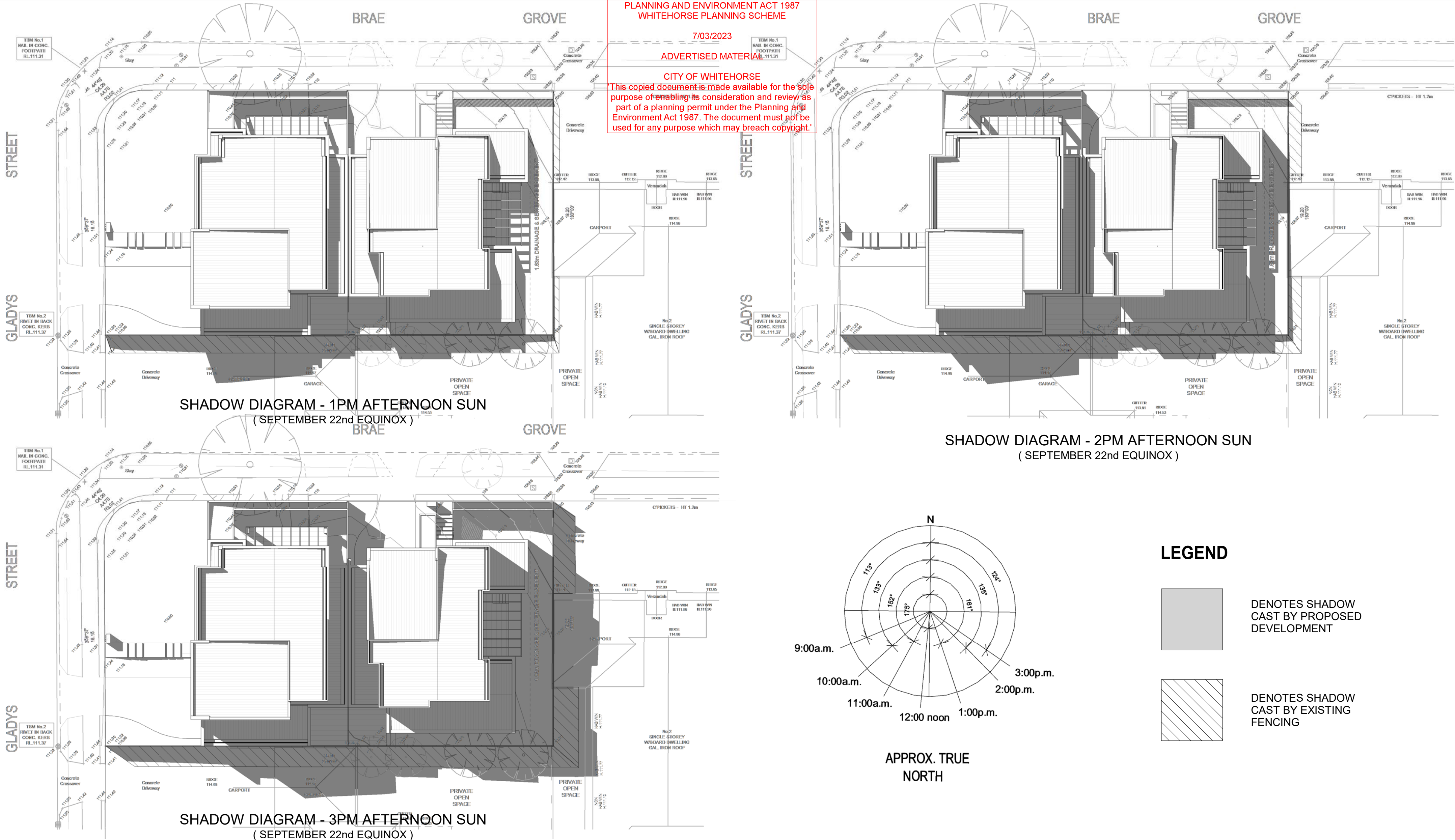
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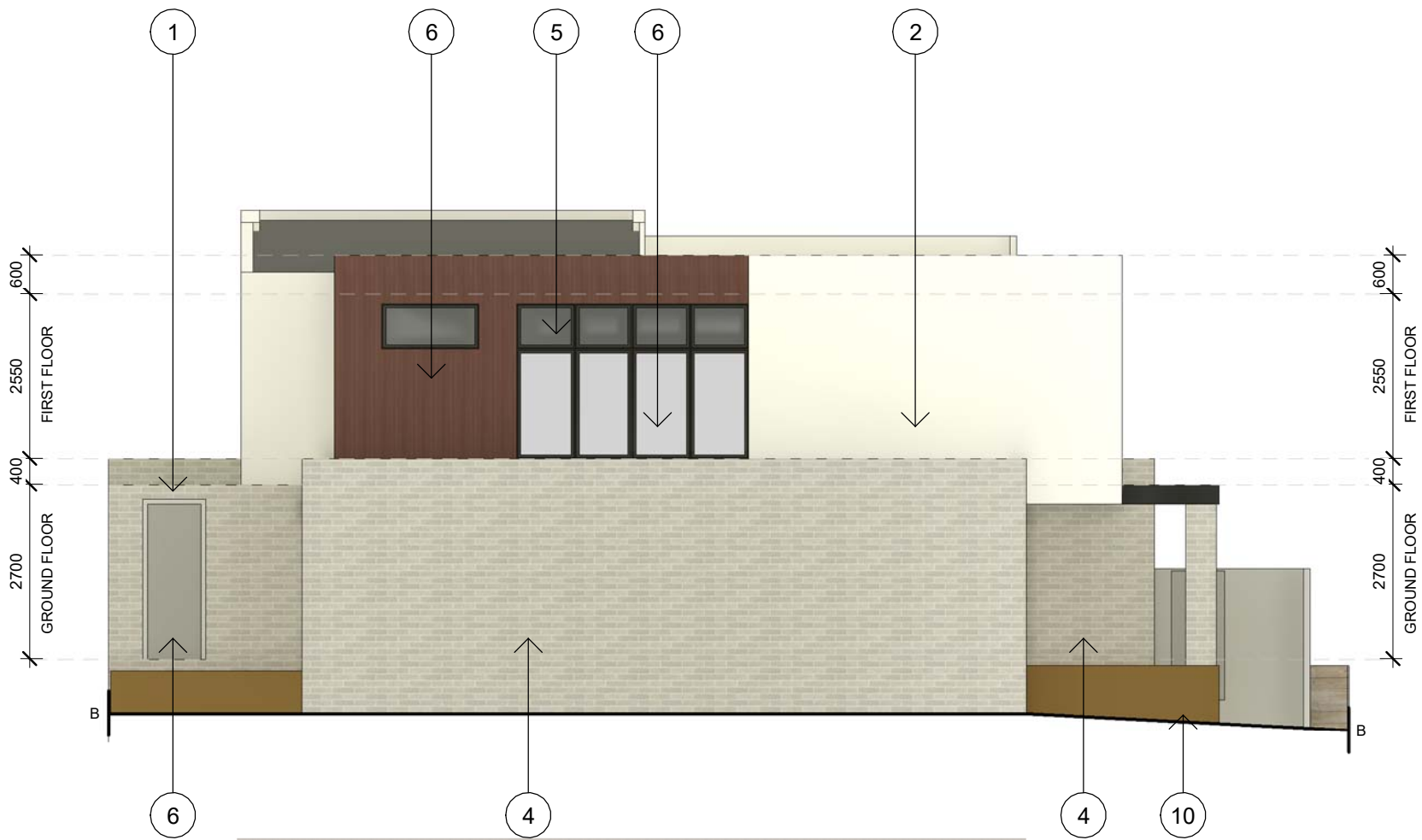
Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title SHADOW DIAGRAMS ( 1 OF 2 )		<div></div> <div>PREMIER PROJECTS PTY LTD FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT <small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2	
	DATE:	AMENDMENTS:		GROUND FLOOR	122.46m2				117.56m2
	Drawing No. GS-13 / 2022	Sheet No. 11 OF 14		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I		FIRST FLOOR	120.46m2	108.16m2
				15.12.2022	ADDITIONAL SPOT LEVELS		TOTAL LIVING	242.92m2	225.72m2
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Scale 1 : 200 ON A2	Date 28 JULY 2022				PORCH	2.28m2	1.86m2		
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Design by: D.R	Drawn By: T.G				BUILDING COVERAGE	366.75m2 / 54.49%			
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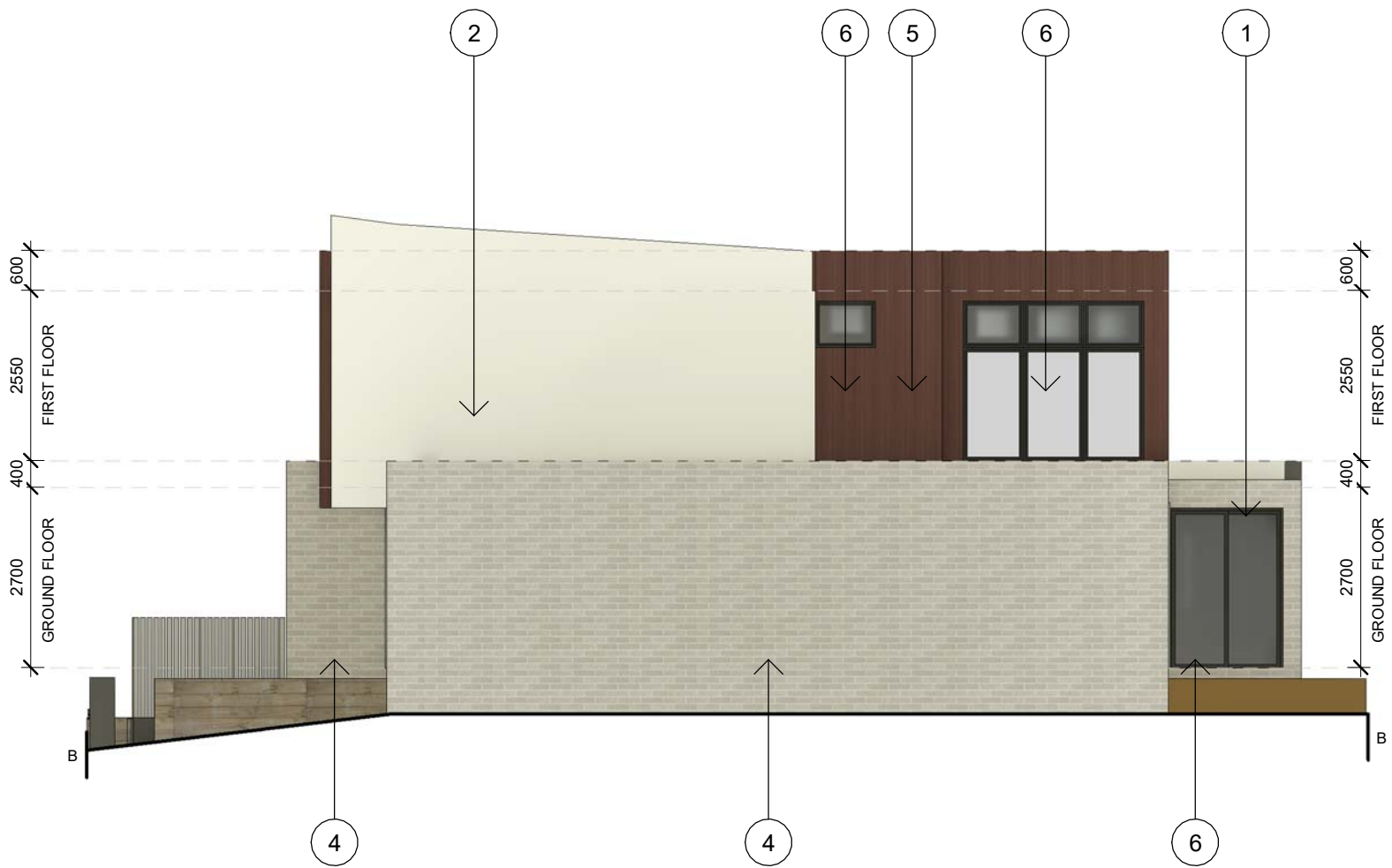


Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title SHADOW DIAGRAMS ( 2 OF 2 )		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR</div> <div>4 / 31 - 39 NORCAL ROAD</div> <div>NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088</div> <div>e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
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DWELLING 1 EASTERN INTERNAL ELEVATION  
SCALE 1 : 100



DWELLING 2 WESTERN INTERNAL ELEVATION  
SCALE 1 : 100

GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

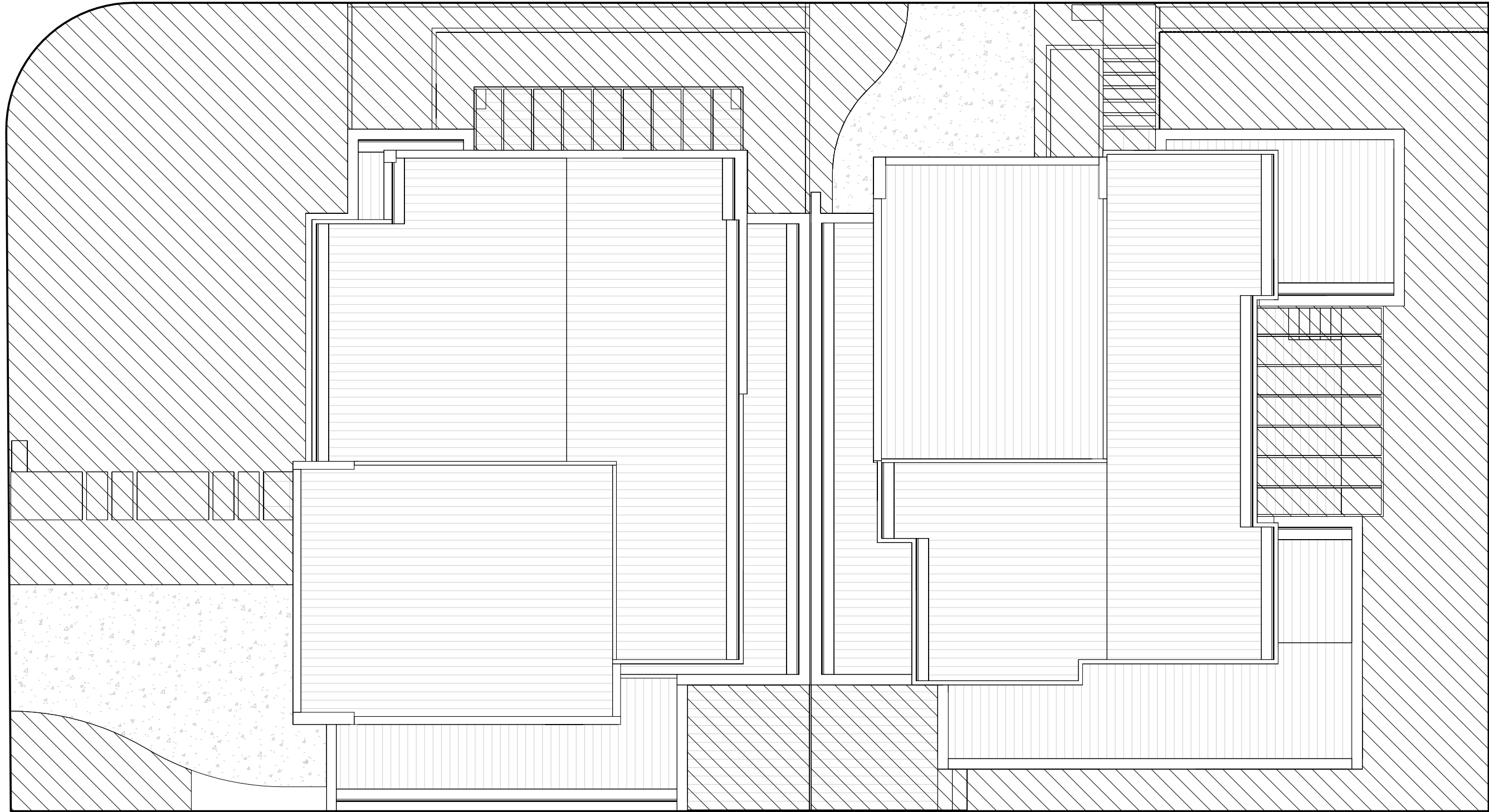
LEGEND	
	DENOTES NATURAL GROUND LEVEL AT EXISTING BOUNDARY LEVEL
	DENOTES FINISHED GROUND LEVEL AT PROPOSED BUILDING LINE

SCHEDULE OF MATERIALS & FINISHES

1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR	2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR	3. FEATURE FRAME CLAD IN WEATHERBOARDS, PAINTED WHITE, OR SIMILAR	4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR	5. WALL CLAD IN WEATHERTEX ( TIMBER LOOK ), OR SIMILAR	6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH	7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE	8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR	9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR	10. TIMBER DECKING TO ALFRESCO AREAS	11. 1m HIGH FRAMELESS GLASS BALUSTRADE

Job Title DUAL OCCUPANCY  Address 13 GLADYS STREET, NUNAWADING  Client TAYEH	Drawing Title INTERNAL ELEVATIONS		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: design@premierprojects.com  DESIGN STUDIO AND DEVELOPMENT <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	AMENDMENTS		AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	Drawing No. GS-13 / 2022	Sheet No. 13 OF 14		DATE:	AMENDMENTS:	GROUND FLOOR	122.46m2	117.56m2
	Scale 1 : 100 ON A2	Date 28 JULY 2022		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	FIRST FLOOR	120.46m2	108.16m2
	Design by: D.R	Drawn By: T.G		15.12.2022	ADDITIONAL SPOT LEVELS	<b>TOTAL LIVING</b>	<b>242.92m2</b>	<b>225.72m2</b>
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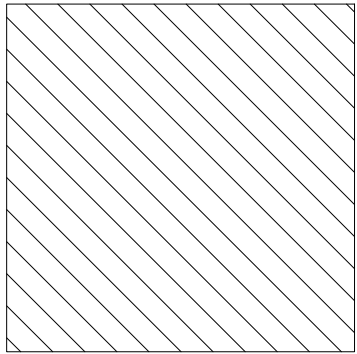




GARDEN AREA ANALYSIS PLAN

GARDEN AREA:

AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN. IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE.



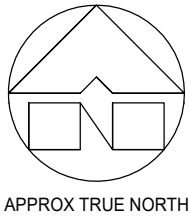
NOT INCLUDED:

NOT INCLUDED ARE DRIVEWAYS, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1.0m


400 - 500 SQUARE METRES	25 %
501 - 650 SQUARE METRES	30%
ABOVE 650 SQUARE METRES	35%

SITE673.00m2

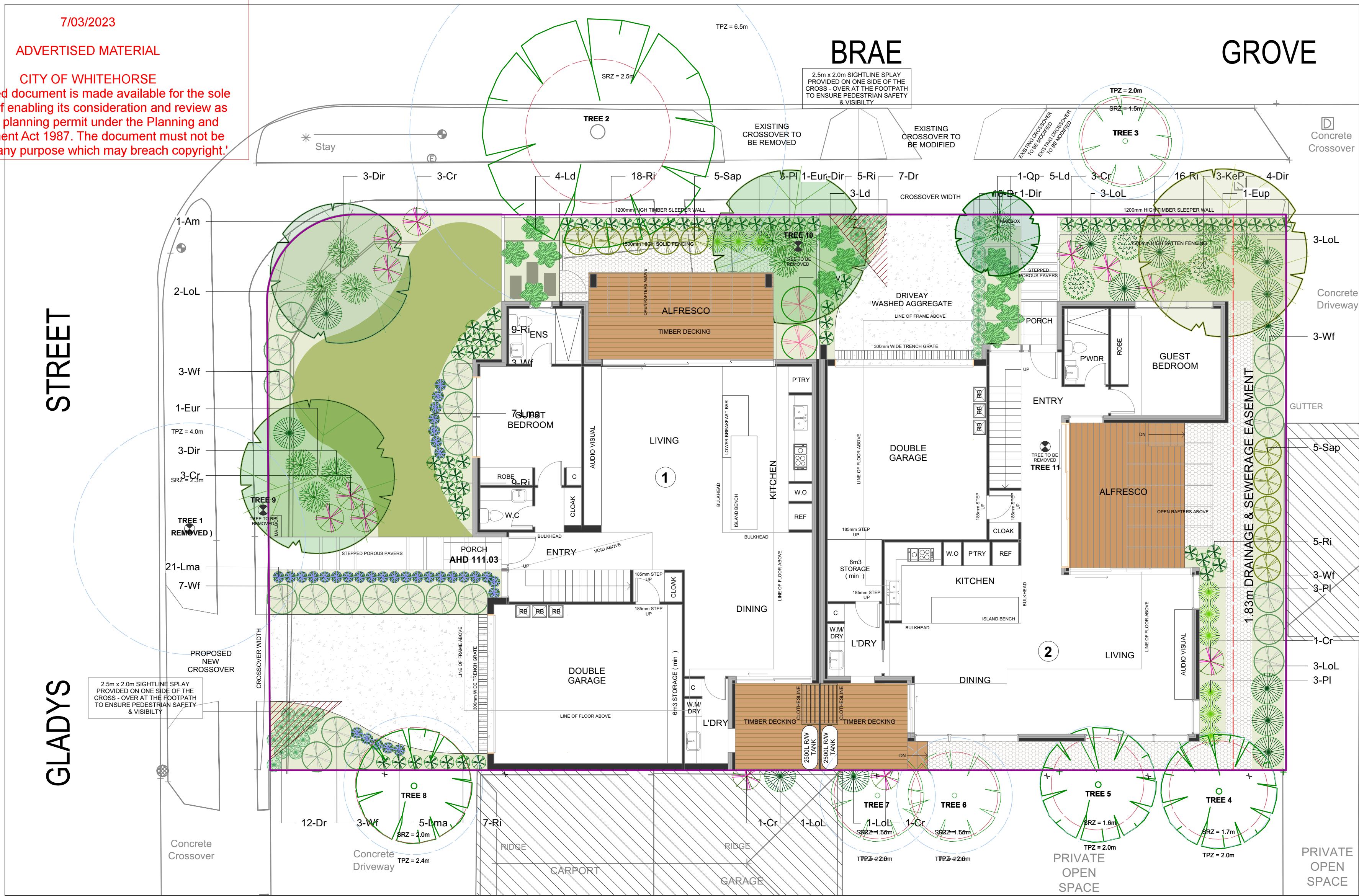
GARDEN AREA272.12m2 / 40.43%



APPROX TRUE NORTH

<div>Job Title</div> <div>DUAL OCCUPANCY</div> <div>Address</div> <div>13 GLADYS STREET, NUNAWADING</div> <div>Client</div> <div>TAYEH</div>	<div>Drawing Title</div> <div>GARDEN AREA PLAN</div>		<div></div> <div>PREMIER PROJECTS PTY LTD</div> <div>FIRST FLOOR</div> <div>4 / 31 - 39 NORCAL ROAD</div> <div>NUNAWADING, VICTORIA, 3131</div> <div>t: (03) 9874 1088</div> <div>e: design@premierprojects.com</div> <div>DESIGN STUDIO AND DEVELOPMENT</div> <div><small>This document is subject to COPYRIGHT laws. All rights reserved</small></div>	<div>AMENDMENTS</div>		<div>AREA CALCULATIONS</div>	<div>TOWNHOUSE 1</div>	<div>TOWNHOUSE 2</div>
	<div>Drawing No.</div> <div>GS-13 / 2022</div>	<div>Sheet No.</div> <div>14 OF 14</div>		<div>DATE:</div> <div>04.11.2022</div>	<div>AMENDMENTS:</div> <div>PLANS AMENDED AS PER COUNCIL'S R.F.I</div>			
	<div>Scale</div> <div>1 : 100 ON A2</div>	<div>Date</div> <div>28 JULY 2022</div>		<div>15.12.2022</div> <div>ADDITIONAL SPOT LEVELS</div>	<div>13.01.2023</div> <div>LEVELS CONVERTED TO AHD</div>			
	<div>Design by:</div> <div>D.R</div>	<div>Drawn By:</div> <div>T.G</div>		<div>15.02.2023</div> <div>FLOOD LEVEL AMENDMENTS</div>				
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						GARDEN AREA	272.12m2 / 40.43%	





Specification Notes

**Soil Preparation**  
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site or any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative spoil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas. No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below. Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm. Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

**Weed Removal**  
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures. Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

**Planting**  
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety. Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

**Mulch**  
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or local Eucalyptus species with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

**Edging**  
All garden beds /lawns and crushed rock pathways to be delineated with 100mm x 2.0mm galvanised edging, secured on to 450mm tapered galvalised with Galvanised Hex Screws. Top of edging to finish 20mm above finished mulch/lawn/pathway areas.

- Note:
1. Dig hole twice as deep as root ball and allow at least 200mm around sides for backfilling with topsoil.
  2. Apply fertiliser in base of hole, cover with topsoil (type & rate as per spec.). Avoid root contact.
  3. Place plant in centre of hole, backfill with specified topsoil, firming progressively.
  4. Water well into saucer around crown of plant
  5. Stake larger shrubs where necessary using 50x50x1200 hardwood stakes.

**Irrigation**  
An approved drip irrigation system is to be supplied to all garden beds. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

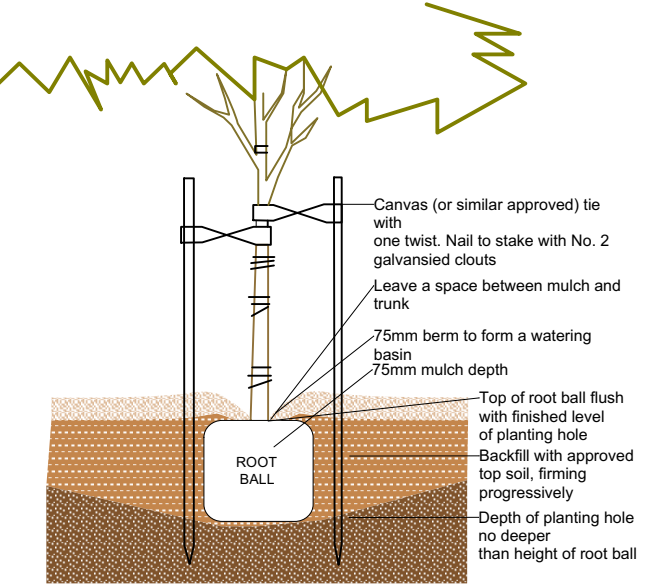
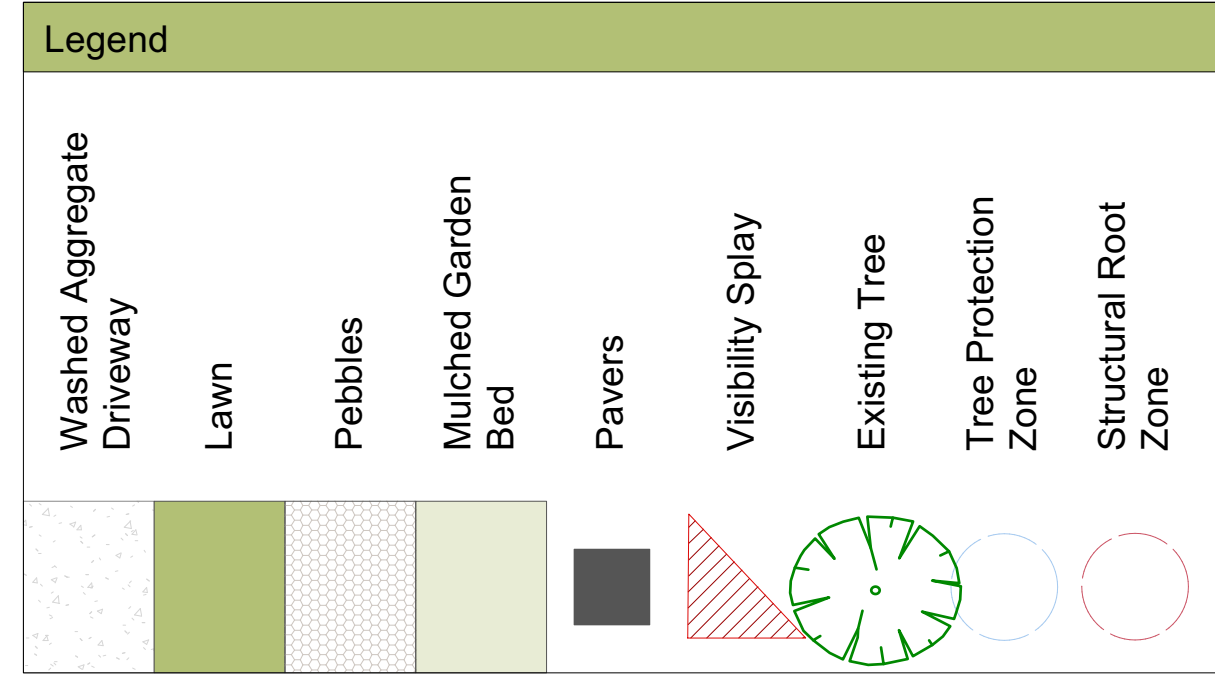
**Repair/Restoration of damaged Nature-strips**  
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer. Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

**Plant Establishment Period**  
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

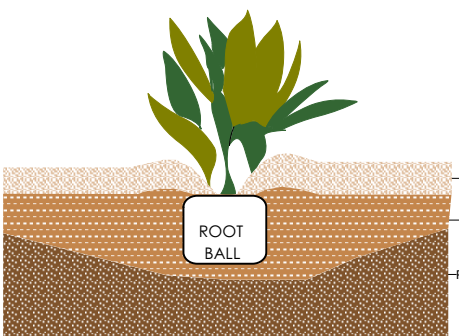
Plant List						
ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees						
Am	1	Blackwood	Acacia melanoxylon *	27L	15m	5m
Eup	1	Snow Gum	Eucalyptus pauciflora	27L	12m	6m
Eur	2	Narrow leaved Peppermint	Eucalyptus radiata *	27L	10 - 15m	3.5 - 6m
Qp	1	Pin Oak 'Pingreen'	Quercus palustris	27L	14m	3m
Shrubs						
Cv	2	Bottlebrush	Callistemon viminalis 'Slim'	33cm	3m	1.3m
Cr	12	Common Correa	Correa reflexa *	Tube	1.2m	1m
Ld	12	Bigleaf Ligularia	Ligularia dentata	14cm	1m	1m
Ri	69	Indian Hawthorn	Rhaphiolepis indica 'Snow Maiden'	14cm	1m	0.5m
Sap	10	Pinnacle	Syzygium australe	40cm	6m	1m
Wf	22	Coastal Rosemary	Westringia fruticosa	Tube	1m	1m
Ground Covers						
Dir	14	Kidney Weed	Dichondra repens *	Tube	0.0 - 0.3m	0.9 - 1.2m
KeP	3	Running Postman	Kennedia prostrata *	Tube	0.0 - 0.3m	0.9 - 1.2m
Grasses						
Dr	29	Flax Lily	Dianella revoluta ' Little Rev' *	Tube	.5m	.5m
Lma	33	Liriope muscari 'Amethyst'	Liriope muscari 'Amethyst'	Tube	0.3 - 0.45m	0.3 - 0.6m
LoL	13	Spiny-headed Mat-Rush	Lomandra longifolia *	Tube	0.75 - 0.9m	0.9 - 1.2m
PI	9	Tussock Grass	Poa labillardieri *	Tube	0.75 - 0.9m	0.6 - 0.9m
Total	233					

\* DENOTES INDIGENOUS SPECIES

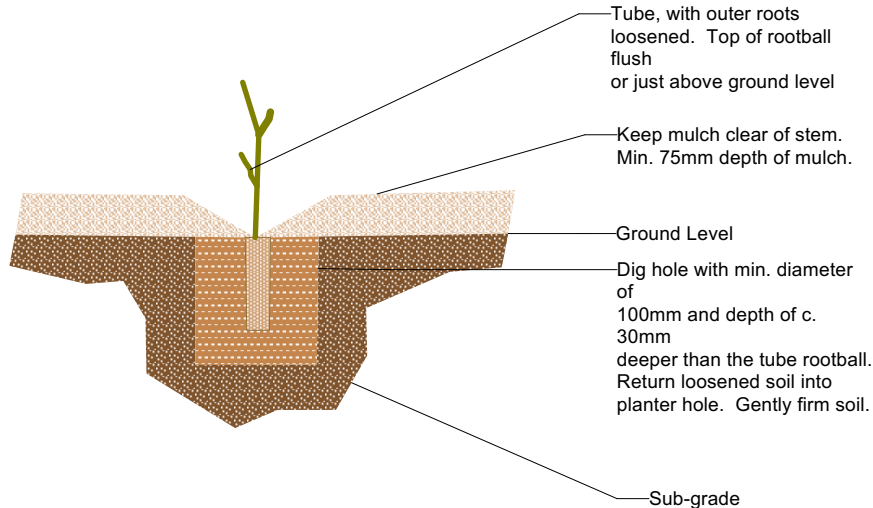
Existing Tree Report								
ID	Botanical Name	Common Name	Origin	Height	Spread	DBH	TPZ	SRZ
STREET TREES								
1	<i>Eucalyptus leucoxylon</i>	Yellow Gum	N	9	8	33	4	2.3
2	<i>Melaleuca linariifolia</i>	Snow in Summer	N	7	7	54	6.5	2.5
3	<i>Eucalyptus sp.</i>	Eucalypt	N	2	1	5	2	1.5
TREES WITHIN NEIGHBOURING PROPERTIES								
4	<i>Pittosporum tenuifolium</i>	Kohuhu	E	8	4	10/10/10	2	1.7
5	<i>Betula pendula</i>	Silver Birch	E	7	2	15	2	1.6
6	<i>Pyrus calleryana 'Capital'</i>	Capital Pear	E	6	1	10/10	2	1.5
7	<i>Agonis flexuosa</i>	Willow Myrtle	N	5	1	8/8	2	1.5
8	<i>Leptospermum petersonii</i>	Lemon-scented Tea-Tree	N	5	4	20	2.4	2.0
TREES WITHIN SUBJECT PROPERTY								
9	<i>Pistacia chinensis</i>	Pistachio	E	6	7	29	3.5	2.3
10	<i>Liquidambar styraciflua</i>	Sweet Gum	E	10	8	41	4.9	2.5
11	<i>Agonis flexuosa</i>	Willow Myrtle	N	4	2	30	3.6	2.4
TREES LISTED IN RED ARE CONSIDERED APPROPRIATE FOR REMOVAL. TREE 1 NOW REMOVED								



1 Tree Planting Detail  
Scale: Not to Scale



2 Shrub Planting Detail  
Scale: Not to Scale



3 Tubestock Planting Detail  
Scale: Not to Scale