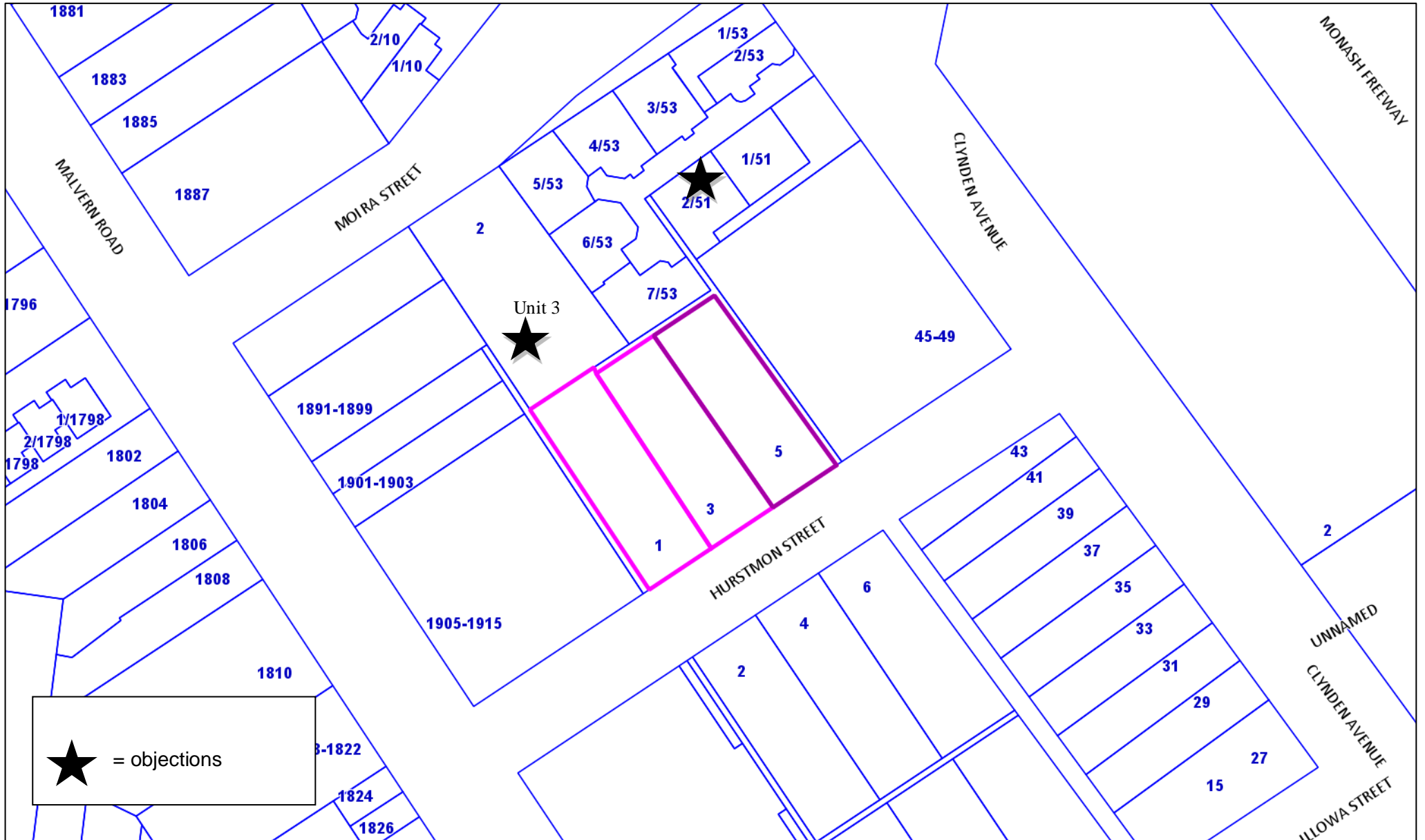


1, 3 and 5 Hurstmon Street Malvern East





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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**

VOLUME 04003 FOLIO 572

Security no : 124063627243G  
Produced 06/12/2016 09:54 am

**LAND DESCRIPTION**

Lot 6 on Plan of Subdivision 005576.  
PARENT TITLE Volume 03525 Folio 857  
Created by instrument 0813319 19/10/1916

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
PHILLIP CHARLES RING  
SALLY ANNE HOLDSWORTH both of 1 HURSTMON ST EAST MALVERN 3145  
U246064S 03/06/1996

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE U246065P 03/06/1996  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AN240809W 03/11/2016  
Caveator  
DARLING ME PTY LTD  
Grounds of Claim  
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
01/10/2016  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
MORAY & AGNEW  
Notices to  
MORAY & AGNEW LAWYERS of LEVEL 6 505 LITTLE COLLINS STREET MELBOURNE VIC  
3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP474873C FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER	STATUS	DATE
AN240809W	CAVEAT Registered	03/11/2016
AN297100B (E)	NOMINATION TO PAPER INST. Completed	21/11/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 2 of 2

Street Address: 1 HURSTMON STREET MALVERN EAST VIC 3145

**ADMINISTRATIVE NOTICES**

AN297100B NOMINATION TO PAPER INST. 21/11/2016

eCT Nominated to Discharge of Mortgage TO AUSTRALIA AND NEW ZEALAND BANKING  
GROUP LTD

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 23/10/2016

DOCUMENT END



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Document Type	<b>plan</b>
Document Identification	<b>TP474873C</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>06/12/2016 09:56</b>

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 474873C</b>
<b>Location of Land</b> Parish : PARISH OF PRAHRAN AT GARDINER Township : - Crown Portion: 200 (PT) Section : -  Base record : DCMB Last Plan Reference : LOT 6 ON LP 5576 Derived From : VOL. 4003 FOL. 572  Depth Limitation : NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

*All the at piece of Land, delineated and coloured*

red on the map in the margin being Lot Six on Plan of Subdivision No. 5576 lodged in the Office of Titles and being part of Crown Portion Two hundred Parish of ---- Prahran at Gardiner County of Bourke Together with a right of carriage way over -- Moira, Coonil and Hurstmon Streets coloured brown on said Plan of Subdivision and -- Together with a right of drainage over the land coloured yellow on the said map ---

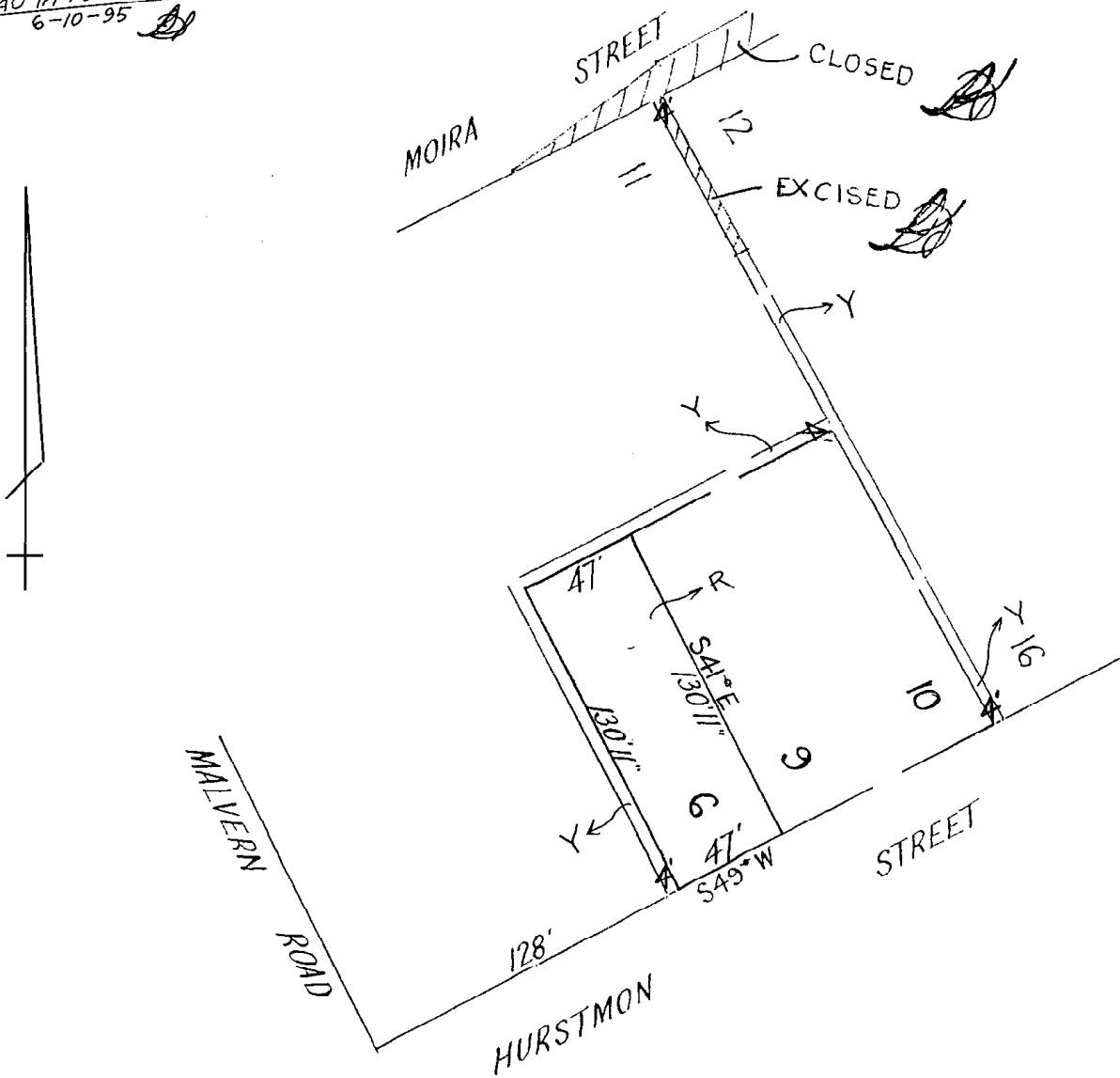
THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date 10/05/05  
 VERIFIED: A. DALLAS  
 Assistant Registrar of Titles

**COLOUR CODE**

BL=BLUE      G=GREEN  
 BR=BROWN    P=PURPLE  
 Y=YELLOW     R=RED

AD in PC 351491C  
 6-10-95 *AD*





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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**

VOLUME 05018 FOLIO 455

Security no : 124063627340C  
Produced 06/12/2016 09:57 am

**LAND DESCRIPTION**

Lot 9 on Plan of Subdivision 005576.  
PARENT TITLE Volume 03710 Folio 989  
Created by instrument 1225543 24/07/1925

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
JOSEPH MAXWELL WALTON  
JAYNE ELIZABETH WALTON both of 3 HURSTMON STREET MALVERN EAST VIC 3145  
AF706819T 08/03/2008

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AJ387065J 20/12/2011  
MACQUARIE BANK LTD

CAVEAT AN240754V 03/11/2016

Caveator  
DARLING ME PTY LTD  
Grounds of Claim  
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
01/10/2016  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
MORAY & AGNEW  
Notices to  
MORAY & AGNEW LAWYERS of LEVEL 6 505 LITTLE COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP474878R FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER	STATUS	DATE
AN240754V	CAVEAT Registered	03/11/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 3 HURSTMON STREET MALVERN EAST VIC 3145



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 2 of 2

DOCUMENT END



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Document Type	<b>plan</b>
Document Identification	<b>TP474878R</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>06/12/2016 09:59</b>

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 474878R</b>
-------------------	------------------	-------------------

<b>Location of Land</b> Parish : PARISH OF PRAHRAN AT GARDINER Township : - Crown Portion: 200 (PT) Section : -  Base record : DCMB Last Plan Reference : LOT 9 ON LP 5576 Derived From : VOL. 5018 FOL. 455  Depth Limitation : NIL	<b>Notations</b>         ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

Description of Land/ Easement Information

*All that piece of Land, delineated and coloured-*

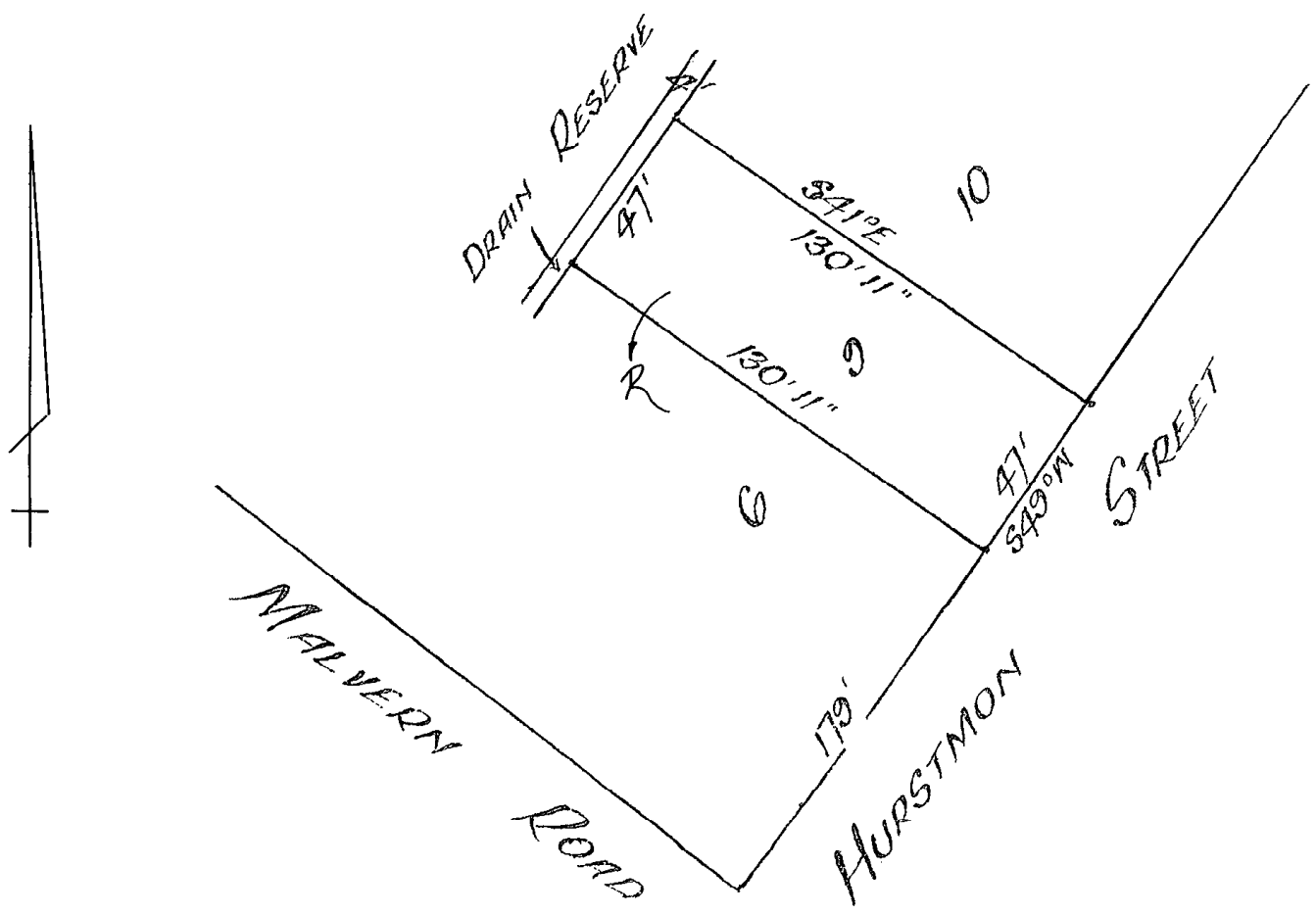
red on the map in the margin being Lot 9 on Plan of Subdivision No.5576 lodged in---  
 the Office of Titles and being part of Crown Portion Two hundred Parish of Prahran-  
 at Gardiner County of Bourke Together with a right of carriage way over Hurstmon,-  
 Coonil, Moira, Illowa and Wynesh Streets colored brown on said Plan of Subdivision--  
 and Together with a right of drainage over the land colored blue on said Plan of---  
 Subdivision lying between Hurstmon and Moira Streets- - - - -

THIS PLAN HAS BEEN PREPARED BY  
 LAND REGISTRY, LAND VICTORIA FOR  
 TITLE DIAGRAM PURPOSES

COMPILED: Date 14/04/05  
 VERIFIED: A. DALLAS  
 Assistant Registrar of Titles

**COLOUR CODE**

BL=BLUE	G=GREEN
BR=BROWN	P=PURPLE
Y=YELLOW	R=RED
H=HATCH	CH=CROSS HATCH





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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**

VOLUME 05112 FOLIO 338

Security no : 124063627432C  
Produced 06/12/2016 10:01 am

**LAND DESCRIPTION**

Lot 10 on Plan of Subdivision 005576.  
PARENT TITLE Volume 03710 Folio 989  
Created by instrument H121719 21/06/1978

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
MICHELE FRANCES MOLONEY  
BRENDAN MICHAEL MOLONEY both of FLAT 5 NO 373 WATTLETREE ROAD EAST MALVERN  
H121719 21/06/1978

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE X052288R 21/09/2000  
BENDIGO BANK LTD

CAVEAT AN240736X 03/11/2016  
Caveator  
DARLING ME PTY LTD  
Grounds of Claim  
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
01/10/2016  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
MORAY & AGNEW  
Notices to  
MORAY & AGNEW of LEVEL 6 505 LITTLE COLLINS STREET MELBOURNE VIC 3000

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**DIAGRAM LOCATION**

SEE TP474879P FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER	CAVEAT	STATUS	DATE
AN240736X	CAVEAT	Registered	03/11/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5 HURSTMON STREET MALVERN EAST VIC 3145



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 2 of 2

DOCUMENT END



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Document Type	<b>plan</b>
Document Identification	<b>TP474879P</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>06/12/2016 10:02</b>

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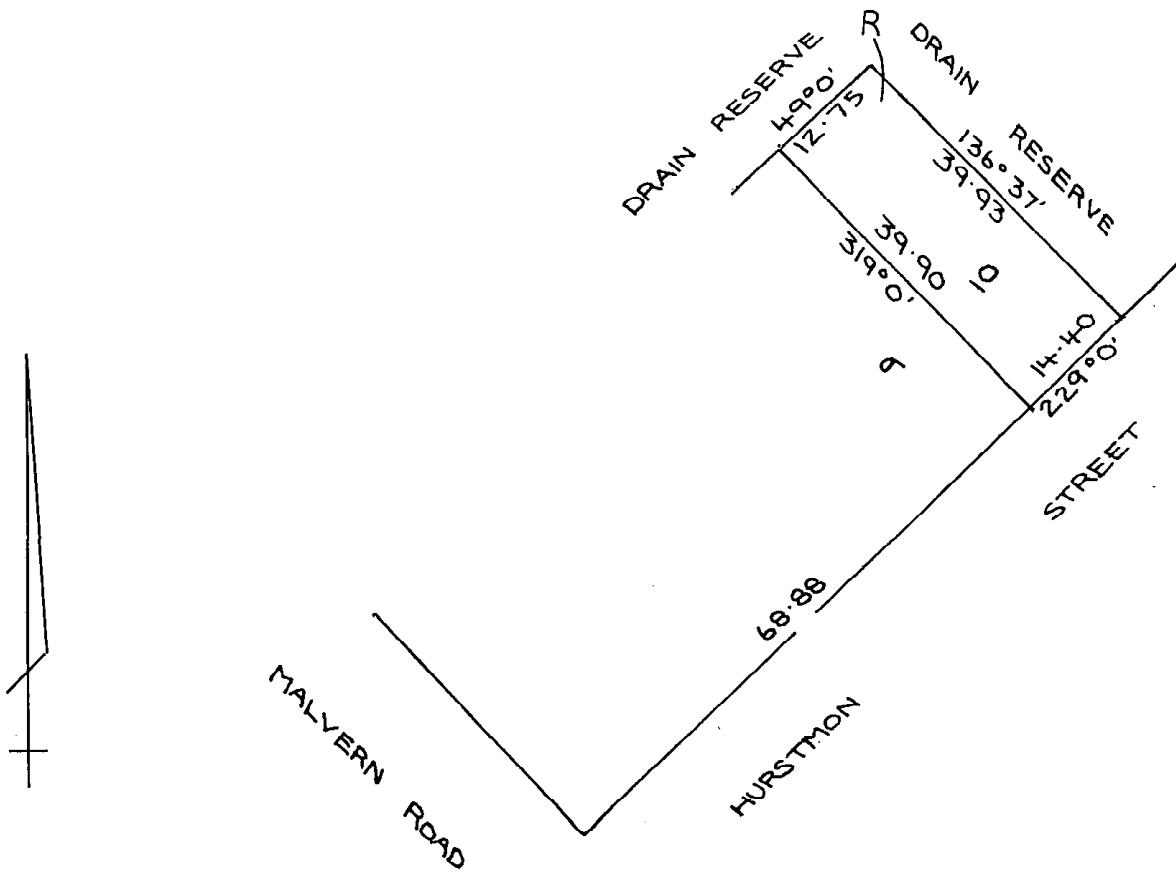
<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 474879P</b>
<b>Location of Land</b> Parish : PARISH OF PRAHRAN AT GARDINER Township : Crown Allotment : Crown Portion : 58 (PT) Section : Base record : DCMB Past Plan Reference : LOT 10 ON LP 5576 Derived From : VOL. 5112 FOL. 338 Depth Limitation : NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

ALL THAT piece-  
of land delineated and coloured red on the map hereon being Lot 10 on Plan of -  
Subdivision No.5576 Parish of Prahran at Gardiner County of Bourke Together - -  
with a right of carriage way over Hurstmon Moira Illowa and Wynyeh Streets - --  
and Clynden Avenue coloured brown on the said Plan of Subdivision and Together-  
with a right of drainage over the land coloured blue on the said Plan of - - - -  
Subdivision lying between Hurstmon and Moira Streets - - - - -

THIS PLAN HAS BEEN PREPARED BY  
 LAND REGISTRY, LAND VICTORIA FOR  
 TITLE DIAGRAM PURPOSES  
 COMPILED: Date 13/04/05  
 VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*

**COLOUR CODE**  
 BL=BLUE G=GREEN  
 BR=BROWN P=PURPLE  
 Y=YELLOW R=RED  
 H=HATCH CH=CROSS HATCH



**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 05309 FOLIO 665

Security no : 124063626607X  
Produced 06/12/2016 09:36 am

**LAND DESCRIPTION**

Lot 1 on Title Plan 923984S.  
Being the land remaining untransferred in this folio  
PARENT TITLE Volume 03525 Folio 857  
Created by instrument 1330127 05/08/1927

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
CHARLES ELDRED ROBERTS of MOIRA STREET EAST MALVERN  
1330127 05/08/1927

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE DIAGRAM ON IMAGED FOLIO VOLUME 5309 FOLIO 665 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

DOCUMENT END



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Document Type	<b>Title Diagram</b>
Document Identification	<b>5309/665</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>06/12/2016 09:44</b>

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Entered in the Register Book

Vol. 5309 Fol. 1061655

VICTORIA.

PRAHAN  
INDEX 289 PARCEL 166

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1915."

~~INDEX~~  
~~PLAN~~  
~~SECTION~~

289.2  
Roads and/or Reserves Only  
Landed Herein

Charles Eldred Roberts of Moira Street East Malvern Managing Law Clerk is---  
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured blue on the map in the margin being part of Crown Portion Two hundred at East Malvern Parish of Prahran at Gardiner County of Bourke Together with a right of carriage way over Moira and Hurstmon Streets colored brown on Plan of Subdivision No.5576 lodged--- in the Office of Titles - - - - -

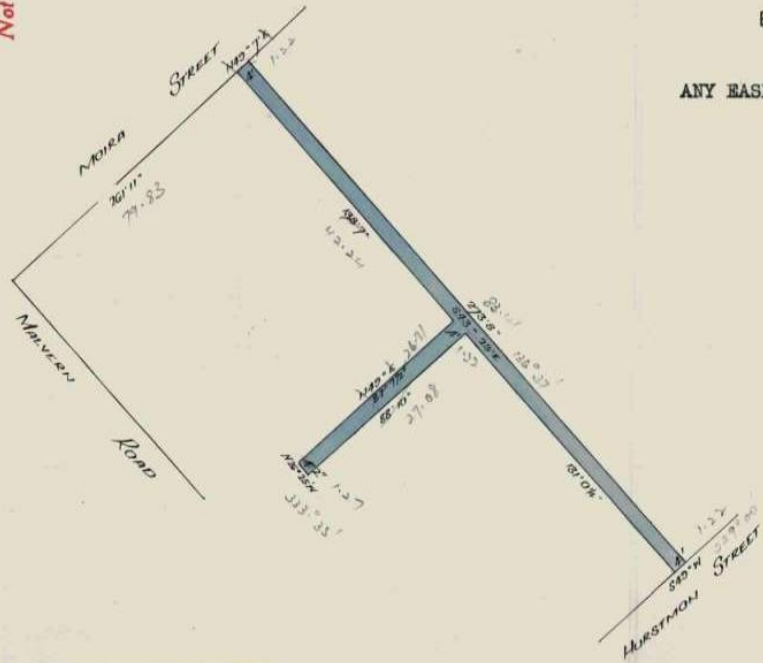
RESERVE ON PS 315842T  
MCM

Dated the Fifth day of August One thousand nine hundred and twenty-seven.

T. N. Hocking  
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

ANY EASEMENTS affecting the above-described land---



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3525-857

PLAN PS 315842T  
AFFECTS LAND HEREIN



T05309-665-1-0

The Measurements are in feet and inches.



Vol. 3525 Fol. 704 867

Transfer. 1330127

Application.

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This endorsement must be made on the duplicate.

**CANCELLED AS TO PART**  
NO. P5315842T  
Lot one P5315842T



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SCALE 1:400

Volume 5309 Folio 665

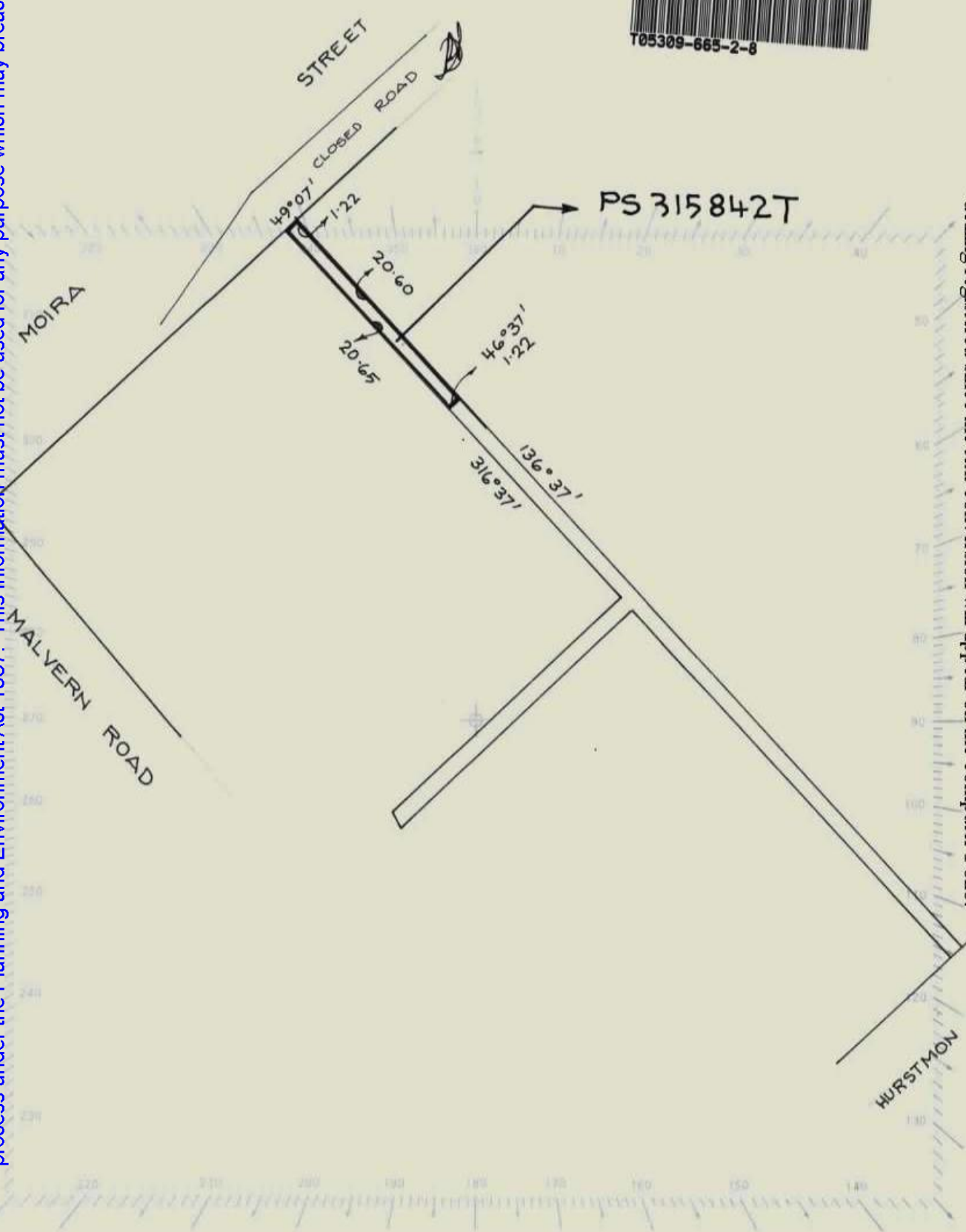
NO. IN PC 351491  
6-10-95



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### PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
●	<b>MEDIUM EVERGREEN TREES</b>			
	Eg. <i>Tristanopsis laurina</i>	Kanooka	8.0-8.5m	4.5-5.0m
	Eg. <i>Magnolia Grandiflora</i> 'Alta'	Southern Magnolia 'Alta'	9.0m	4.0m
●	<b>UPRIGHT DECIDUOUS TREES</b>			
	Eg. <i>Pyrus calleryana</i> 'Capital'	Capital Callery Pear	11.0m	3.0m
●	<b>SMALL DECIDUOUS TREES</b>			
	Eg. <i>Lagerstroemia indica</i> 'Yuma'	Crepe Myrtle	4.0m	3.0m
●	<b>SMALL EVERGREEN TREES</b>			
	Eg. <i>Magnolia Grandiflora</i> 'Little Gem'	Magnolia Little Gem	5.0m	3.0m
●	<b>EVERGREEN CLIPPED HEDGE</b>			
	Eg. <i>Luma apiculata</i>	Chilean Myrtle	CLIPPED TO: 1.5 - 2.0m	0.5 - 1.0m
■	<b>SHRUBS, TUFTED PLANTS &amp; GROUNDCOVERS</b>			
	Eg. <i>Lomandra longifolia x confertifolia</i>	Lime Tuft	0.5m	0.5m
	Eg. <i>Diets bicolor</i>	Yellow Wild Iris	1.0m	1.0m
	Eg. <i>Correa alba</i> var. <i>alba</i>	Coastal Correa	1.0-1.5m	1.0m
	Eg. <i>Correa reflexa</i> var. <i>'numarifolia'</i>	Dwarf Correa	1.0-1.5m	1.0m
	Eg. <i>Correa dusky bells</i>	Dwarf Correa	1.0-1.5m	1.0m
	Eg. <i>Brachycome multifida</i>	Cut leaf Daisy	0.3m	0.5m
	Eg. <i>Clivia Miniata</i>	Kaffir lily	0.5m	0.5m
	Eg. <i>Aspidistra elatior</i>	Cast Iron Plant	0.5m	0.5m
	Eg. <i>Myoporum parvifolium</i> 'fine leaf'	Creeping Boobialla	1.5-2.0m	1.5m
■	<b>EVERGREEN CLIMBING PLANTS</b>			
	Eg. <i>Ficus pumila</i>	Climbing Fig	3.0-5.0m	3.0-5.0m
	Eg. <i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	3.0-5.0m	3.0-5.0m

### DESIGN IMAGES



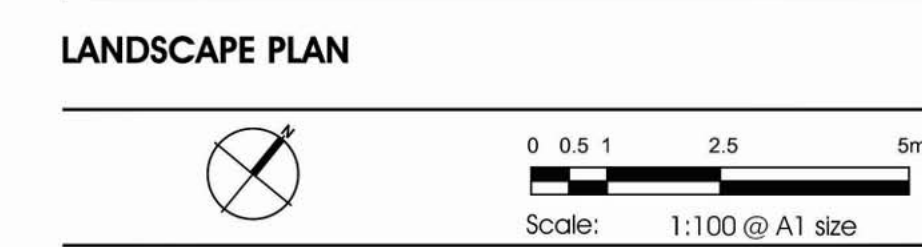
### LEGEND

- EXISTING TREES TO BE RETAINED
- EXISTING TREES FOR REMOVAL
- GARDEN BED  
75mm approved organic mulch  
150mm approved topsoil  
300mm cultivated subgrade
- RAISED IN SITU PLANTERS  
75mm approved organic mulch  
Min 700mm approved raised planter soil mix  
Drainage layer
- MODULAR PAVING  
E.G. BLUESTONE
- EXPOSED AGGREGATE CONCRETE
- CONTRASTING EXPOSED AGGREGATE  
CONCRETE WITH SAW CUT PATTERN
- VEHICLE GRADE CHARCOAL COLOURED  
EXPOSED AGGREGATE CONCRETE PAVING
- FIRST FLOOR OVER
- BASEMENT BELOW
- SCULPTURE

**NOT FOR CONSTRUCTION  
FOR TOWN PLANNING PURPOSES ONLY**

B	01.03.2017	Final Issue
A	16.12.2016	Final Issue
-	15.12.2016	Final Issue
Rev	Date	Description

T-A SQUARE  
1-5 HURSTMON STREET - MALVERN EAST



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Date: NOV\_2016  
Drawn by: RI  
Checked: TV  
Drawing No. TPO1B



DRAWING REGISTER

No.	Title.	No.	Title.
TP.000	COVER SHEET	TP.204	DETAILS
TP.001	NEIGHBOURHOOD DESCRIPTION	TP.300	SHADOW DIAGRAMS
TP.002	DESIGN RESPONSE	TP.301	SHADOW DIAGRAMS
TP.100	FLOOR PLAN - BASEMENT 2	TP.302	SHADOW DIAGRAMS
TP.101	FLOOR PLAN - BASEMENT 1	TP.303	SHADOW DIAGRAMS
TP.102	FLOOR PLAN - GROUND LEVEL	TP.304	SUN SHADING DIAGRAM
TP.103	FLOOR PLAN - FIRST LEVEL	TP.305	Unnamed
TP.104	FLOOR PLAN - SECOND LEVEL	TP.400	3D PERSPECTIVE
TP.105	FLOOR PLAN - THIRD LEVEL	TP.401	3D PERSPECTIVE
TP.107	FLOOR PLAN - ROOF PLAN	TP.402	3D PERSPECTIVE
TP.200	ELEVATIONS	TP.500	MATERIAL SCHEDULE
TP.201	ELEVATIONS		
TP.202	SECTIONS		
TP.203	SECTIONS		



PROJECT TITLE:

# EMERALD ON MALVERN EAST

PROJECT ADDRESS:

1-5 HURSTMON STREET, MALVERN EAST

CLIENT:

DARLING ME PTY LTD

ISSUE:

TOWN-PLANNING

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DATE:

DEC 2016

DWG No:

TP.000

PROJECT No:

TA1624

REV

C

**t-a square**

ARCHITECTURE  
INTERIOR DESIGN  
PROJECT MANAGEMENT

8 Shelley St, Richmond VIC 3121  
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Fig. 01 AERIAL PHOTO  
(Image source: www.nearmap.com)

Fig. 02 PLANNING ZONE



**SITE CONTEXT**

THE SUBJECT SITE IS LOCATED AT HURSTMON STREET, MALVERN EAST SURROUNDED BY MOIRA STREET, CLYNDEN AVENUE AND MALVERN ROAD. IT FALLS WITHIN THE JURISDICTION OF STONNINGTON CITY COUNCIL (LOCAL GOVERNMENT). THE SUBJECT SITE LIES APPROXIMATELY 12.2KM FROM MELBOURNE CBD AND IS WELL SERVED VIA MONASH FREEWAY. DARLING TRAIN STATION IS LOCATED WITHIN 190M OF THE SUBJECT SITE.

THE SUBJECT SITE IS AN AMALGAMATION OF THREE LOTS AND FALLS WITHIN THE RESIDENTIAL GROWTH ZONE (RGZ2). THE SUBJECT SITE IS BOUNDED BY A MIXTURE OF COMMERCIAL ZONES (C12), GENERAL RESIDENTIAL ZONES (GRZ10) AND PUBLIC USE (PUZ4) ZONES.

**SITE AMENITIES**

**RETAIL AMENITIES**

1. MALVERN ROAD SHOPPING STRIP (100M WEST)
2. DARLING ROAD SHOPPING STRIP (180M SOUTHWEST)
3. WAVERLEY ROAD SHOPPING STRIP ( 2.4KM SOUTHWEST)

**SCHOOLS**

4. LLOYD ST PRIMARY SCHOOL (0.57 KM SOUTHWEST)
5. KOROWA ANGLICAN GIRLS' SCHOOL (1.3KM NORTHWEST)
6. MONASH UNIVERSITY - CAULFIELD CAMPUS (2.4KM SOUTHWEST)

**OPEN PARKLANDS**

7. DARLING PARK (450M EAST)
8. DAIRY PARK (500M SOUTHWEST)
9. HEDGELEY DENE GARDENS (600M NORTHWEST)

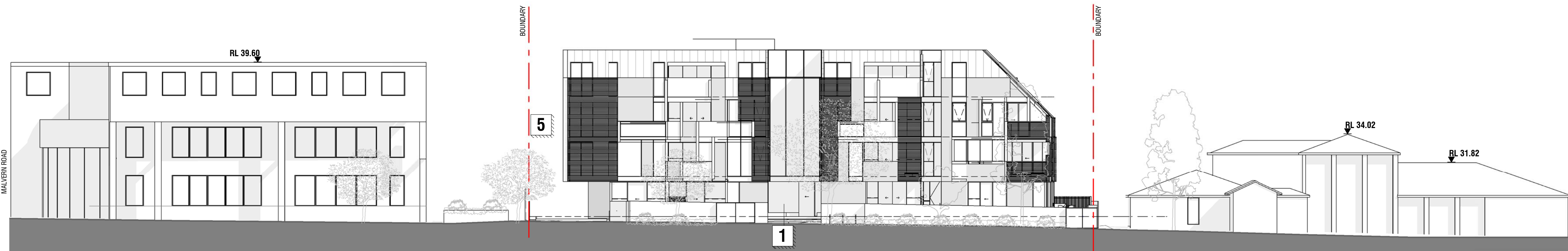
**SOCIAL AMENITIES**

10. EAST MALVERN EARLY LEARNING CENTRE (200M SOUTH)
11. EAST MALVERN FOOTBALL CLUB (450M EAST)
12. PHOENIX PARK COMMUNITY CENTRE (2.7KM SOUTHEAST)

**PUBLIC TRANSPORT**

13. MOIRA STREET BUS STOP (110M WEST)
14. MALVERN ROAD BUS STOP (170M SOUTH)
15. DARLING TRAIN STATION (190M EAST)





1905 MALVERN ROAD  
3 STOREY RENDERED OFFICE BUILDING

SUBJECT SITE  
1 - 5 HURSTMON STREET

45-49 CLYDEN AVE  
DOUBLE STOREY BRICK AGED CARE CENTRE



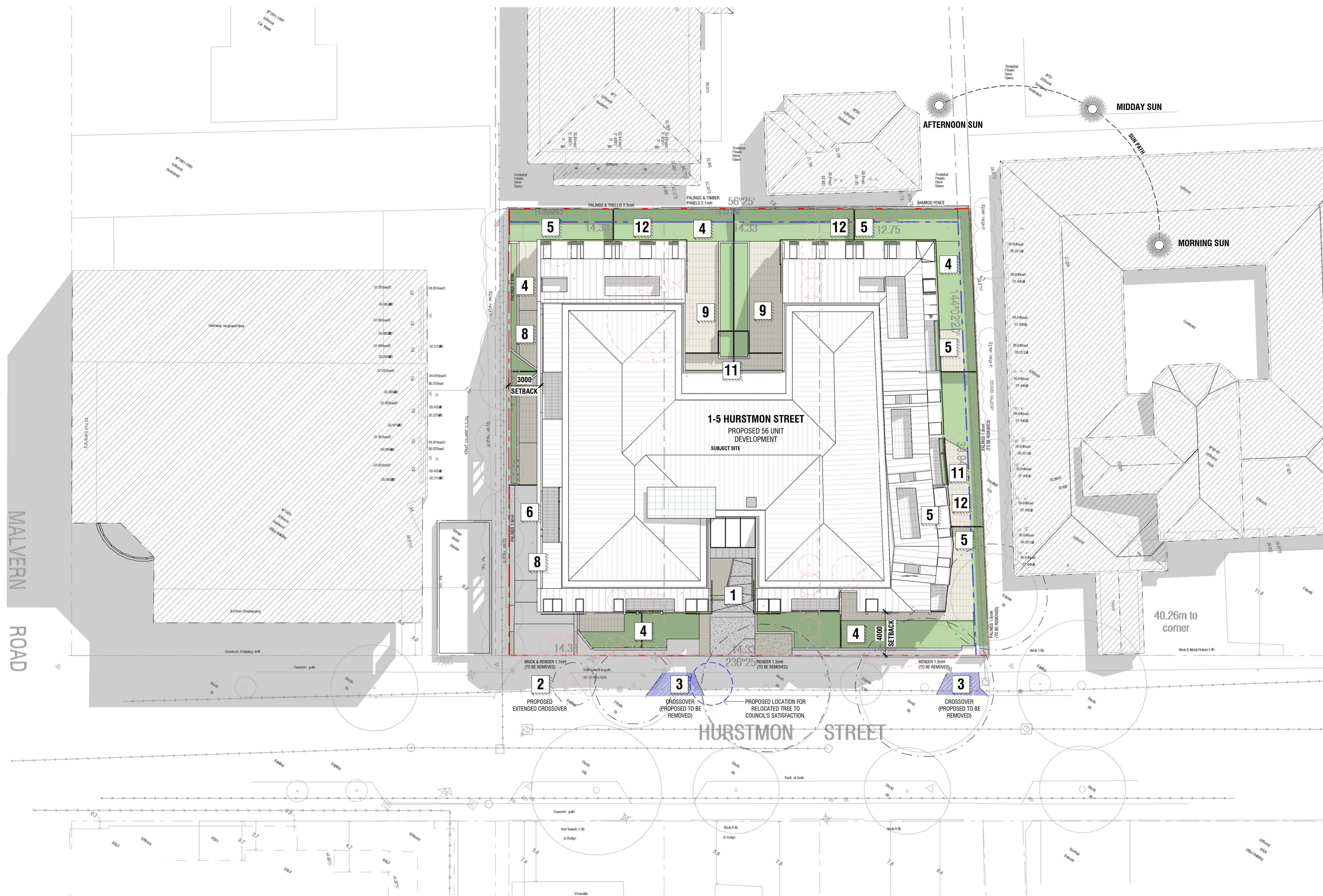
PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



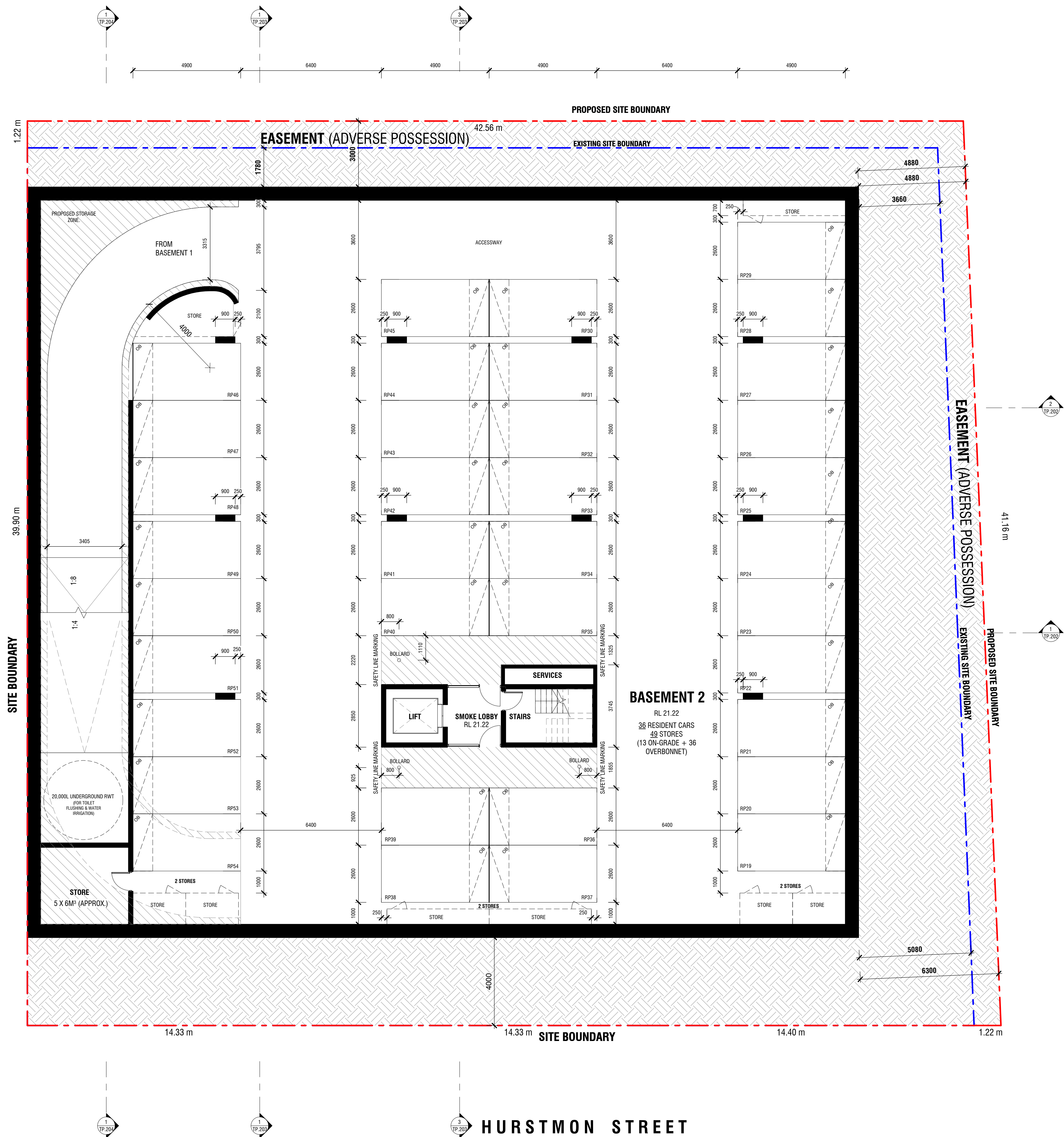
**DESIGN RESPONSE**

1. PEDESTRIAN ACCESS VIA ATRIUM
2. NEW CROSSOVER & SAFE VEHICULAR ACCESS TO AMPLE CARPARKING AT BASEMENT 1 & 2.
3. EXISTING CROSSOVERS REPLACED BY NATURE STRIPS PLANTING OPPORTUNITIES
4. PROVISION OF LANDSCAPING AROUND SITE BOUNDARIES
5. LOUVRE/ROOF & PLANTER BOXES SERVE AS OVERLOOKING SCREENS WHILE IMPROVING OCCUPANTS' ENVIRONMENTS
6. THE BUILT FORM IS SEPARATED EAST & WEST
7. DESIGN ARCHITECTURALLY MEDIATES COMMERCIAL & RESIDENTIAL ZONES.
8. INTRICATE PLACEMENT OF VERTICAL FINIS TO THE WESTERN ENHANCES THE INTERNAL AMENITY BY PROVIDING SUN SHADING AGAINST WESTERN SUN. FURTHERMORE, THE VERTICAL FINIS IMPROVES THE ARTICULATION TO THE GLASS FACADE.
9. INTRODUCTION OF INTERNAL COURTYARD BREAKS UP THE NORTHERN FACADE AS WELL AS IMPROVING INTERNAL AMENITY BY PROVIDING NATURAL LIGHT TO ALL UNITS.
10. HORIZONTAL LOUVRES BREAKS DOWN THE BULKINESS AS WELL AS PROVIDING PRIVACY SCREENING TO THE EAST.
11. BALCONY PLANTER BOXES AND INNOVATIVE VERTICAL HANGING GARDEN SOFTENS THE FACADE & FORM AS WELL AS SERVING AS A SMOOTH TRANSITION ELEMENT BETWEEN COMMERCIAL & RESIDENTIAL ZONES.
12. RHYTHMIC EXPRESSION OF SOLID & VOID IS FURTHER ENHANCED BY THE ALTERNATE PLACEMENT BETWEEN BRICK-SNAPS & LOUVRE SCREENS WHICH ASSIST IN BREAKING UP BUILDING MASS.

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- RL RELATIVE LEVEL
  - NGL NATURAL GROUND LINE
  - HLW HIGHLIGHT WINDOW
  - POS PRIVATE OPEN SPACE
  - OB OVER-BONNET STORAGE
  - OG OBSCURED GLASS
  - PS PRIVACY SCREEN (25% MAX. TRANSPARENCY)
  - PB PLANTER BOX
  - VB VERTICAL PLANTERS
  - BR BICYCLE RAIL
  - RP RESIDENT PARKING
  - VP VISITOR PARKING

**NOTES:**  
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 REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS  
 ALL EXISTING TREES ON SITE TO BE REMOVED ARE DASHED IN RED  
 ALL SANITARY FITTINGS TO BE PLUMBED TO RAINWATER TANK FOR TOILET FLUSHING  
 REFER TO SMP REPORT FOR FURTHER DETAIL OF SUSTAINABILITY MEASURES.

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 16/12/2016  
 28/2/2017

PROJECT  
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SCALE 1:100 @ A1  
 1:200 @ A3  
 PROJECT NO. TA1624  
 DRAWING NO. TP.100  
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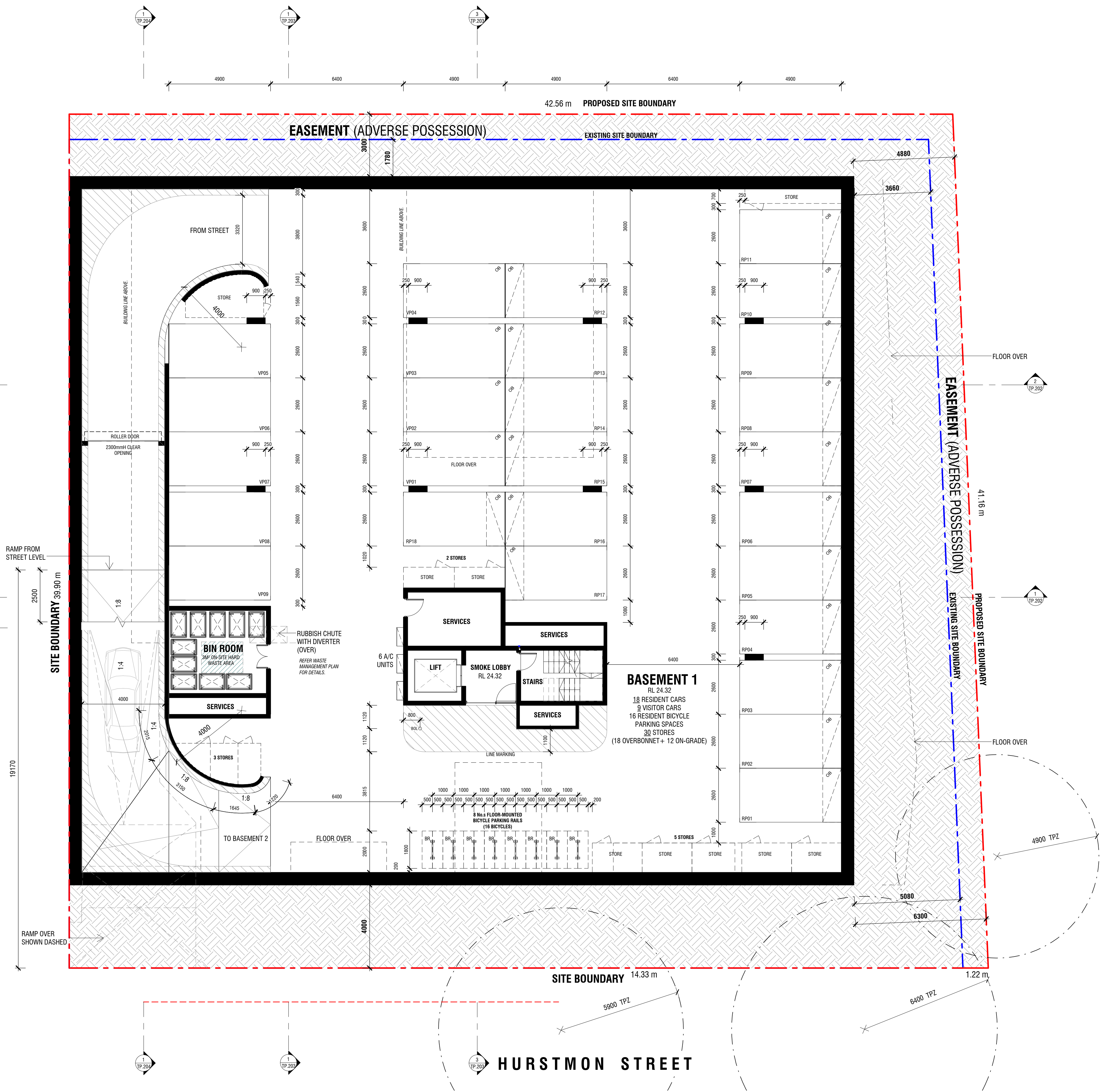
ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT

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**FLOOR PLAN - BASEMENT 2**



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PROJECT  
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NORTH  
 TOWN PLANNING

SCALE 1:100 @ A1  
 1:200 @ A3  
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**FLOOR PLAN - BASEMENT 1**

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### APARTMENT AREAS (OPTION F)

APARTMENT No.	AREA	No. Bed	No. Bath	No. ENS	Carpark req'd	POS (m²)
<b>GROUND FLOOR</b>						
G.01	69.45 m²	2	1	1	1	24.31
G.02	63.36 m²	2	1	1	1	19.60
G.03	80.85 m²	2	1	1	1	31.35
G.04	80.04 m²	2	1	1	1	45.03
G.05	75.11 m²	2	1	1	1	17.61
G.06	70.28 m²	2	1	1	1	17.61
G.07	70.71 m²	2	1	1	1	17.61
G.08	75.38 m²	2	1	1	1	17.61
G.09	91.15 m²	2	1	1	1	17.61
G.10	121.68 m²	3	1	1	2	76.00
G.11	87.44 m²	2	1	2	2	37.25
G.12	66.44 m²	2	1	1	1	558.90
12	952.02 m²	25	12	13	13	
<b>FIRST FLOOR</b>						
1.01	67.51 m²	2	1	1	1	8.15
1.02	81.40 m²	2	1	0	1	8.15
1.03	72.56 m²	2	1	1	1	8.62
1.04	70.77 m²	2	1	1	1	8.92
1.05	66.99 m²	2	1	1	1	8.06
1.06	69.11 m²	2	1	1	1	9.40
1.07	69.31 m²	2	1	1	1	9.40
1.08	66.96 m²	2	1	1	1	8.02
1.09	81.86 m²	2	1	1	1	8.00
1.10	115.47 m²	3	1	2	2	8.14
1.11	74.90 m²	2	1	0	1	8.07
1.12	66.69 m²	2	1	1	1	102.38
12	903.53 m²	25	12	11	13	
<b>SECOND FLOOR</b>						
2.01	67.71 m²	2	1	1	1	8.13
2.02	81.25 m²	2	1	1	1	8.33
2.03	72.31 m²	2	1	1	1	8.54
2.04	70.92 m²	2	1	1	1	8.99
2.05	66.96 m²	2	1	1	1	8.06
2.06	68.88 m²	2	1	1	1	9.39
2.07	81.86 m²	2	1	1	1	9.40
2.08	66.78 m²	2	1	1	1	8.06
2.09	81.86 m²	2	1	1	1	8.16
2.10	115.45 m²	3	1	2	2	8.07
2.11	74.90 m²	2	1	0	1	8.15
2.12	66.69 m²	2	1	1	1	102.28
12	902.68 m²	25	12	12	13	
<b>THIRD FLOOR</b>						
3.01	67.29 m²	2	1	1	1	9.14
3.02	80.86 m²	2	1	1	1	8.28
3.03	72.17 m²	2	1	1	1	8.58
3.04	110.09 m²	3	1	2	2	10.77
3.05	69.54 m²	2	1	1	1	8.55
3.06	69.54 m²	2	1	1	1	8.94
3.07	69.54 m²	2	1	1	1	11.93
3.08	93.85 m²	3	1	2	2	8.83
3.10	60.53 m²	2	1	1	1	9.19
3.11	72.38 m²	2	1	0	1	8.00
3.12	66.82 m²	2	1	1	1	92.62
10	763.08 m²	22	10	11	12	856.18
12	902.68 m²	25	12	12	13	
<b>TOTAL APARTMENTS: 46</b>						
						3521.31 m²
						97
						46
						47
						51

### DEVELOPMENT SUMMARY

Level	OVERALL (m²)	NSA (m²)	POS (m²)	Public Area (m²)	Core (m²)	Efficiency (%)
BASEMENT 2	1289.82	0.00	0.00	1281.90	27.90	0.00
BASEMENT 1	1289.83	0.00	0.00	1281.90	27.90	0.00
GROUND FLOOR	1785.44	952.02	558.90	233.68	27.90	84.45
FIRST FLOOR	1115.05	903.53	102.38	109.75	27.90	89.90
SECOND FLOOR	1115.09	902.68	102.28	110.63	27.90	89.90
THIRD FLOOR	953.73	763.08	92.62	70.16	27.90	89.50
TOTAL	7550.07	3521.31	856.18	3048.02	167.45	

No. of Residents	Carpark Required	No. Visitor Parking Spaces Required	No. Resident Bicycles Required	No. Visitor Bicycles Required
51	9	9	10	5

### APARTMENT TYPE SUMMARY

NO. BEDS IN APARTMENT	NO. BEDS IN APARTMENT	LEVEL	OVER-BONNET	ON-GRADE
2	3	BASEMENT 2	36	13
3	1	BASEMENT 1	18	12
TOTAL: 41	TOTAL: 5	SUB-TOTAL	54	25
		GRAND TOTAL	79	39

### SITE COVERAGE - GROUND

AREA TYPE	AREA	%
OPEN AREA	716.47 m²	40.1
SITE COVERAGE	1068.97 m²	59.9
SITE AREA	1785.44 m²	100.0

### SITE COVERAGE - BASEMENT

AREA TYPE	AREA	%
BASEMENT	1289.83 m²	72.2
OPEN AREA	495.61 m²	27.8
SITE AREA	1785.44 m²	100.0

### PERMEABILITY AREA SUMMARY (PERMEABILITY)

PERMEABILITY	Area	%
PERMEABLE AREA	421.73 m²	24%
IMPERVIOUS AREA	1363.71 m²	76%
GRAND TOTAL	1785.44 m²	100%

### SITE AREA - PROPOSED & EXISTING

AREA TYPE	AREA
PROPOSED SITE AREA	1785.44 m²
EXISTING SITE AREA	1684.83 m²
ADVERSE POSSESSION	100.61 m²

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### NOTES:

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REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS

ALL EXISTING TREES ON SITE TO BE REMOVED ARE DASHED IN RED.

ALL SANITARY FITTINGS TO BE PLUMBED TO RAINWATER TANK FOR TOILET FLUSHING.

REFER TO SMP REPORT FOR FURTHER DETAIL OF SUSTAINABILITY MEASURES.



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C	/RR	28/2/2017

PROJECT  
 1-5 HURSTMON STREET, MALVERN EAST  
 DRAWING TITLE

**FLOOR PLAN - FIRST LEVEL**



SCALE: 1:100 @ A1  
 1:200 @ A3  
 PROJECT NO.: TA1624  
 DRAWING NO.: TP.103  
 DRAWN BY: AGP  
 REVISION: C  
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PROJECT  
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 DRAWING TITLE  
**FLOOR PLAN - SECOND LEVEL**



SCALE 1:100 @ A1  
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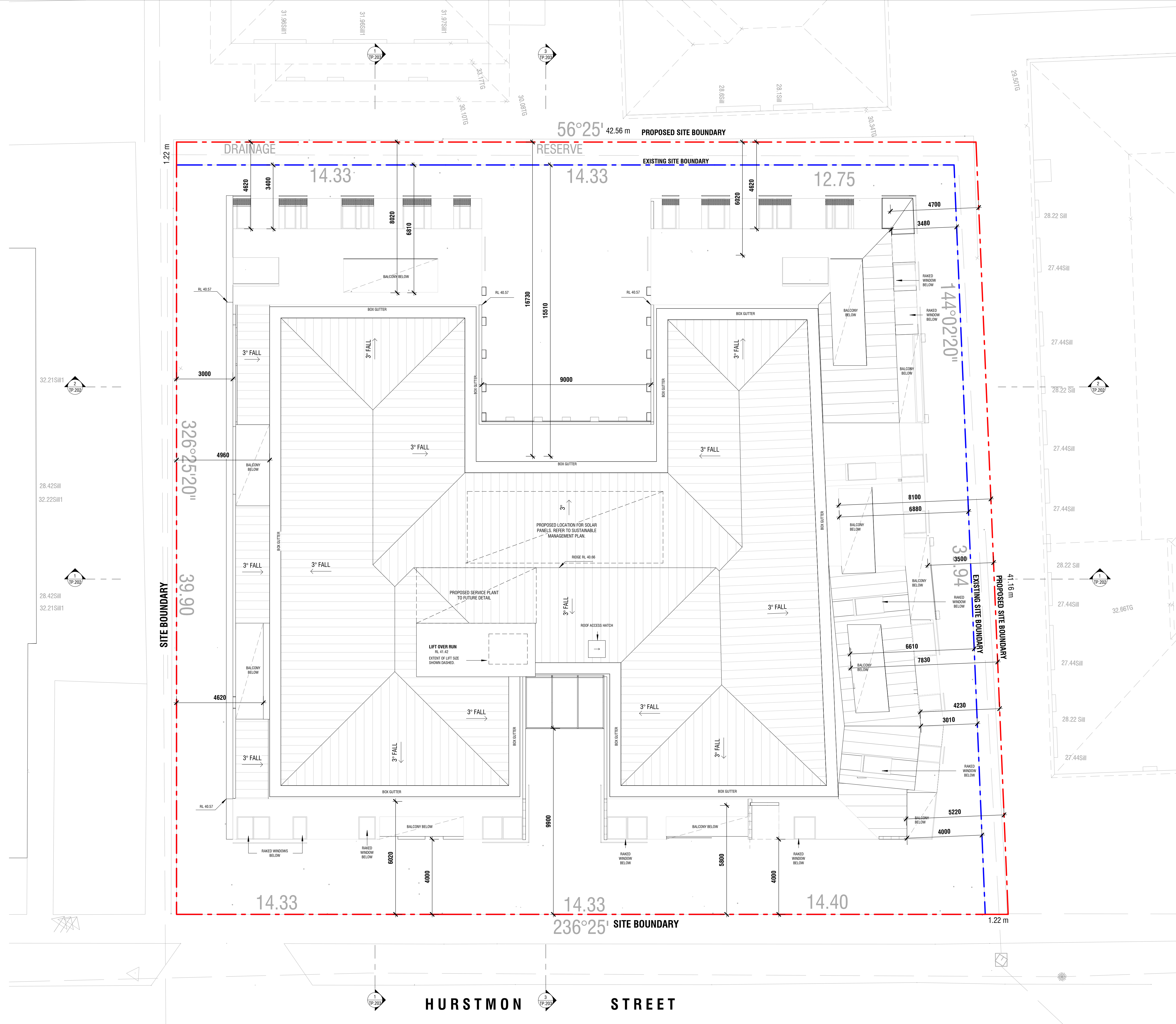
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**FLOOR PLAN - THIRD LEVEL**



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- OG OBSCURED GLASS
- PS PRIVACY SCREEN (25% MAX. TRANSPARENCY)
- PB PLANTER BOX
- VB VERTICAL PLANTERS
- BR BICYCLE RAIL
- RP RESIDENT PARKING
- VP VISITOR PARKING

**NOTES:**

- REFER TO APPROVED LANDSCAPE PLAN FOR PROPOSED LANDSCAPING DETAILS
- REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS
- ALL EXISTING TREES ON SITE TO BE REMOVED ARE DASHED IN RED.
- ALL SANITARY FITTURES TO BE PLUMBED TO RAINWATER TANK FOR TOILET FLUSHING.
- REFER TO SMP REPORT FOR FURTHER DETAIL OF SUSTAINABILITY MEASURES.

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REV DATE	REVISION
12/12/2016	A
16/12/2016	B
28/2/2017	C

PROJECT  
 1-5 HURSTMON STREET, MALVERN EAST  
 DRAWING TITLE

**FLOOR PLAN - ROOF PLAN**

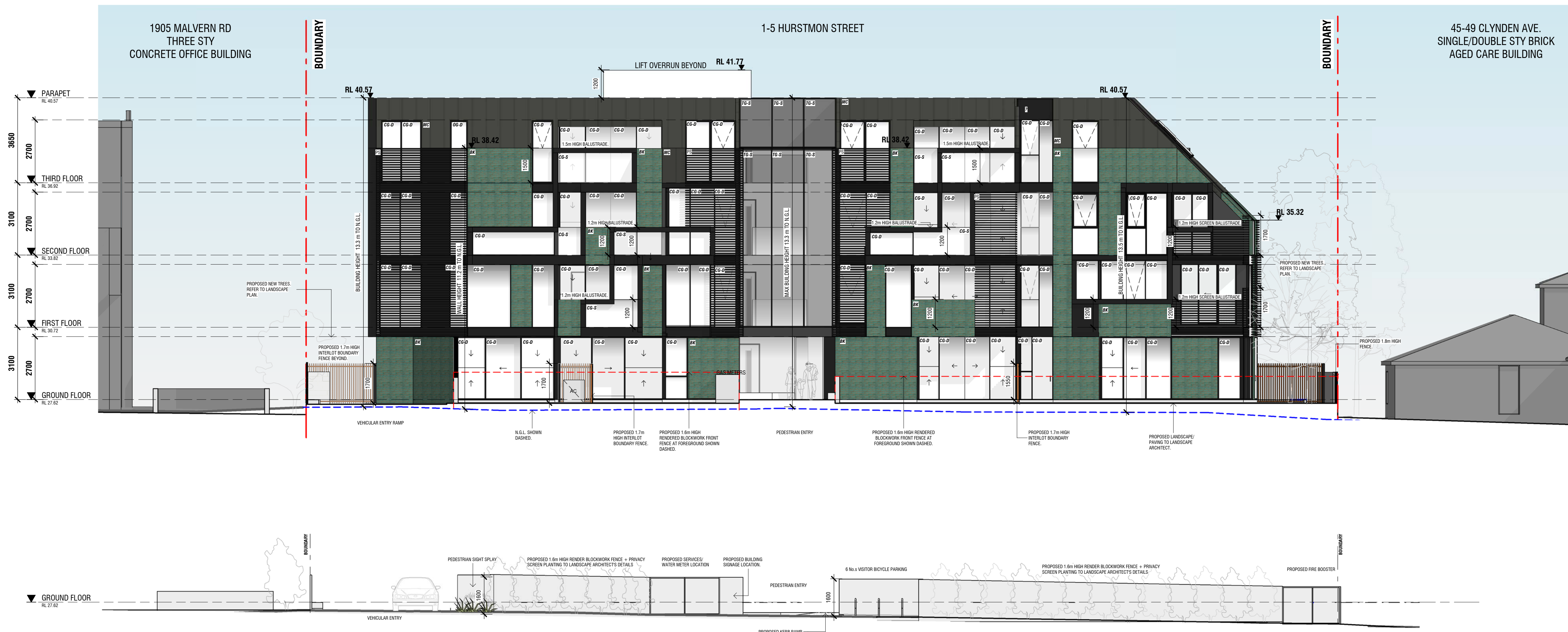
NORTH  
 TOWN PLANNING

SCALE 1:100 @ A1  
 1:200 @ A3  
 PROJECT NO. TA1624  
 DRAWING NO. TP.107

DRAWN BY AGP  
 REVISION C  
 DATE FEB 2017



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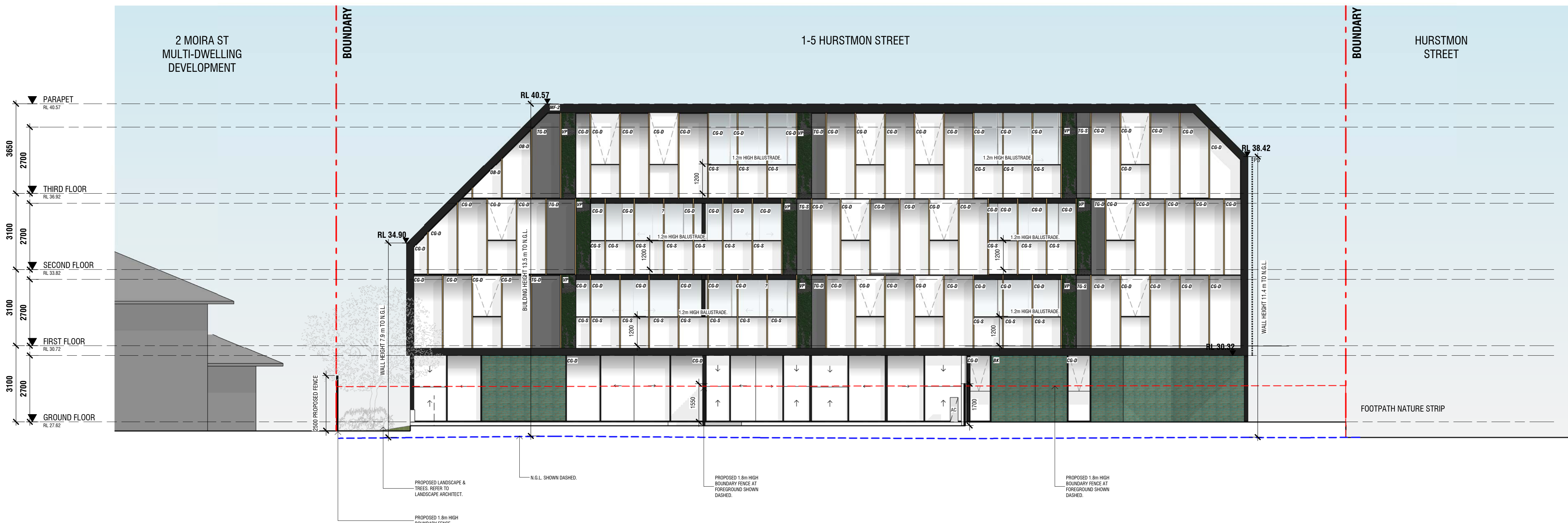
- LEGEND:**
- RL RELATIVE LEVEL
  - NGL NATURAL GROUND LINE
  - HLW HIGHLIGHT WINDOW
  - POS PRIVATE OPEN SPACE
  - OB OVER-BONNET STORAGE
  - OG OBSCURED GLASS
  - PS PRIVACY SCREEN (25% MAX. TRANSPARENCY)
  - PB PLANTER BOX
  - VB VERTICAL PLANTERS
  - BR BICYCLE RAIL
  - RP RESIDENT PARKING
  - VP VISITOR PARKING

- NOTES:**
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  - REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS.
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  - ALL SANITARY FIXTURES TO BE PLUMBED TO RAINWATER TANK FOR TOILET FLUSHING.
  - REFER TO SMP REPORT FOR FURTHER DETAIL OF SUSTAINABILITY MEASURES.

- MATERIAL LEGEND**
- BK FACE BRICK - GREEN
  - GL CLEAR GLAZING
  - GL-1 GLASS BLOCK CLADDING
  - MC PROFILED METAL WALL CLADDING - CHARCOAL
  - MF-2 METAL FINISH - CHARCOAL
  - RF-1 RENDERED WALL FINISH - DARK GREY
  - RF-2 RENDERED WALL FINISH - WHITE
  - TC TILES LIKE FINISH OR SIMILAR
  - TG TINTED GLAZING - GREY



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**LEGEND:**

- RL RELATIVE LEVEL
- NGL NATURAL GROUND LINE
- HLW HIGHLIGHT WINDOW
- POS PRIVATE OPEN SPACE
- OB OVER-BONNET STORAGE
- OG OBSCURED GLASS
- PS PRIVACY SCREEN (5% MAX. TRANSPARENCY)
- PB PLANTER BOX
- VB VERTICAL PLANTERS
- BR BICYCLE RAIL
- RP RESIDENT PARKING
- VP VISITOR PARKING

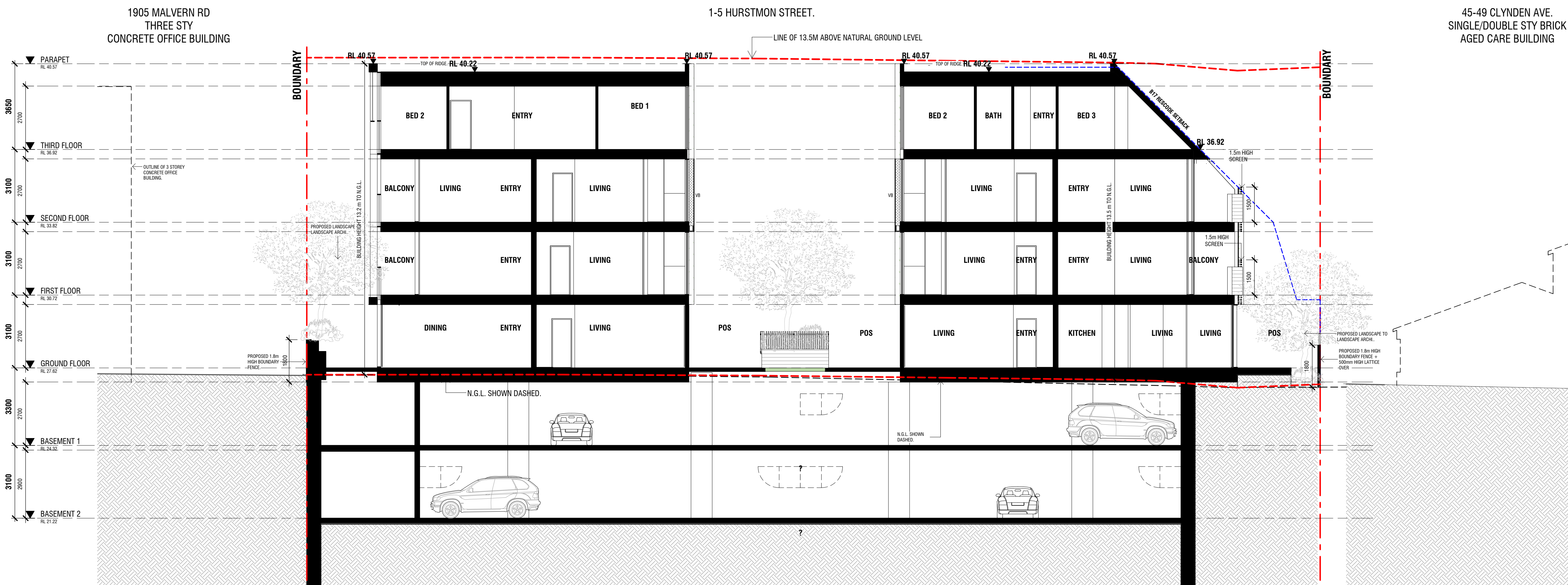
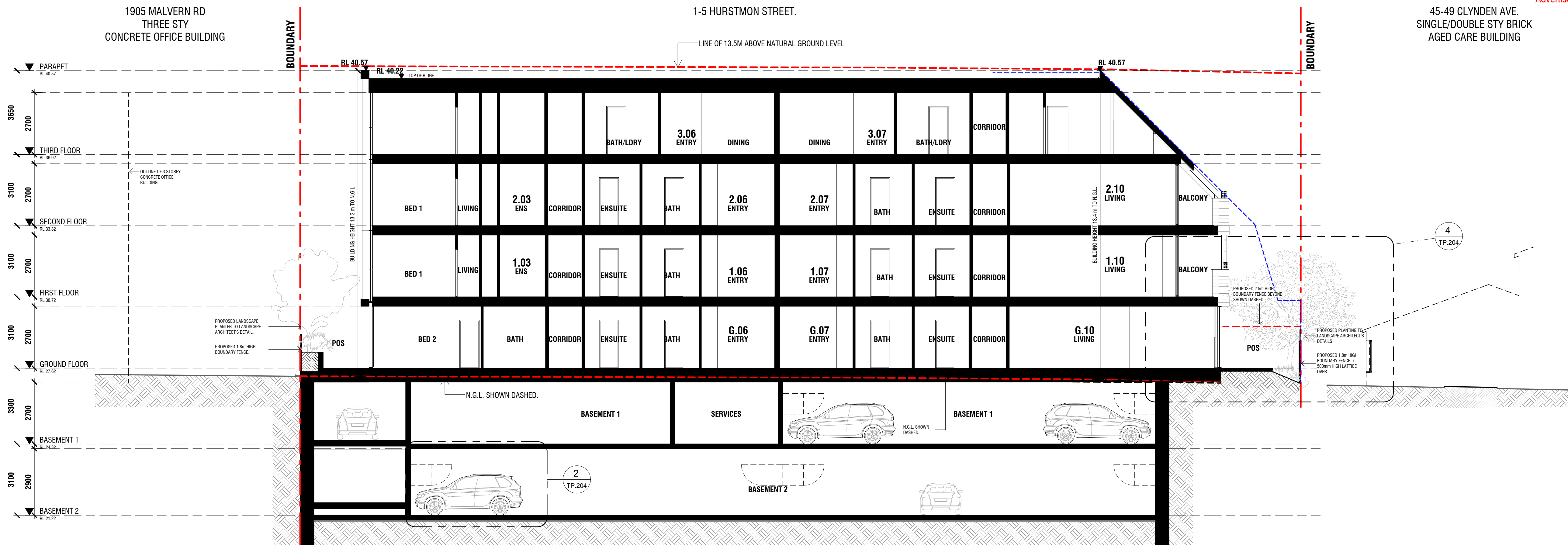
**NOTES:**

- REFER TO APPROVED LANDSCAPE PLAN FOR PROPOSED LANDSCAPING DETAILS.
- REFER TO APPROVED TRAFFIC ENGINEERING REPORT FOR TRAFFIC REQUIREMENTS.
- ALL EXISTING TREES ON SITE TO BE REMOVED AND REPLANTED TO RAINWATER TANK FOR TOILET FLUSHING.
- REFER TO SMP REPORT FOR FURTHER DETAIL OF SUSTAINABILITY MEASURES.

**MATERIAL LEGEND**

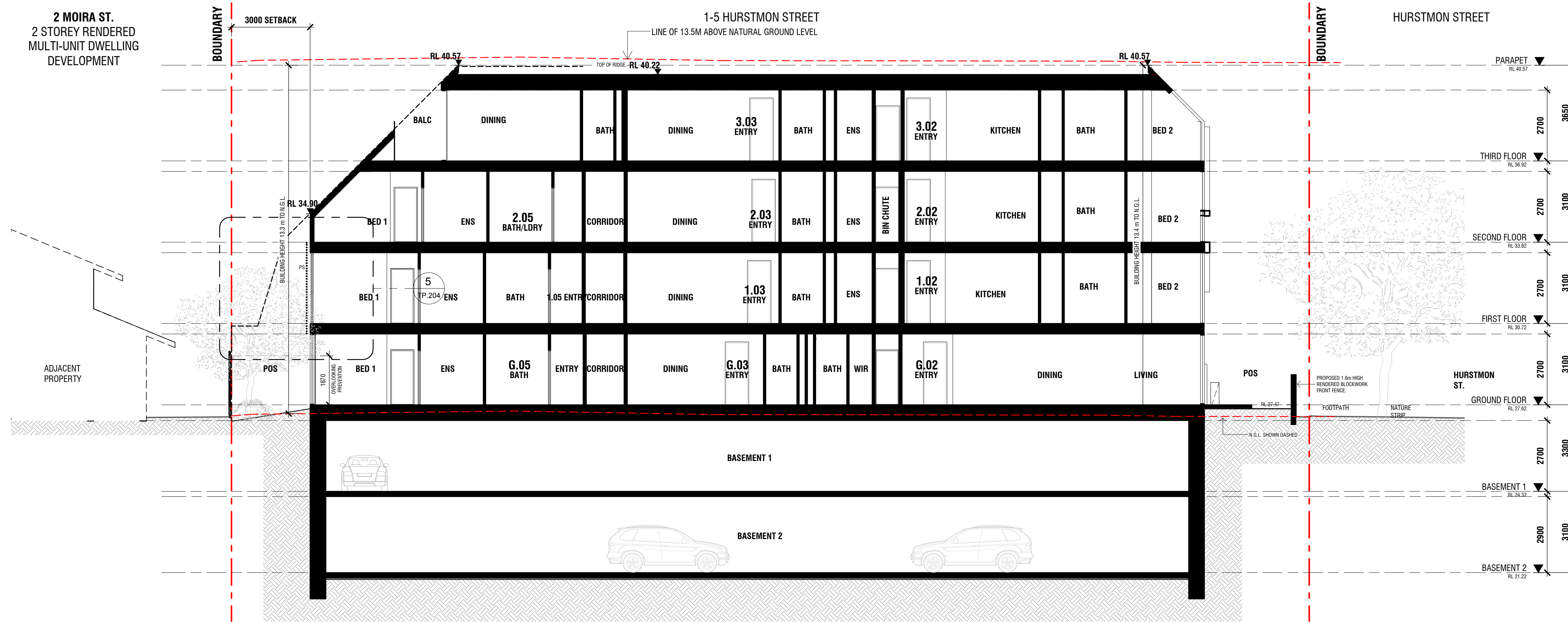
- BK FACE BRICK - GREEN
- CG CLEAR GLAZING
- GL-1 GLASS BLOCK CLADDING
- MC PROFILED METAL WALL CLADDING - CHARCOAL
- MF-2 METAL FINISH - CHARCOAL
- RF-1 RENDERED WALL FINISH - DARK GREY
- RF-2 RENDERED WALL FINISH - WHITE
- TC TILES/LOOKALIKE FINISH OR SIMILAR
- TG TINTED GLAZING - GREY



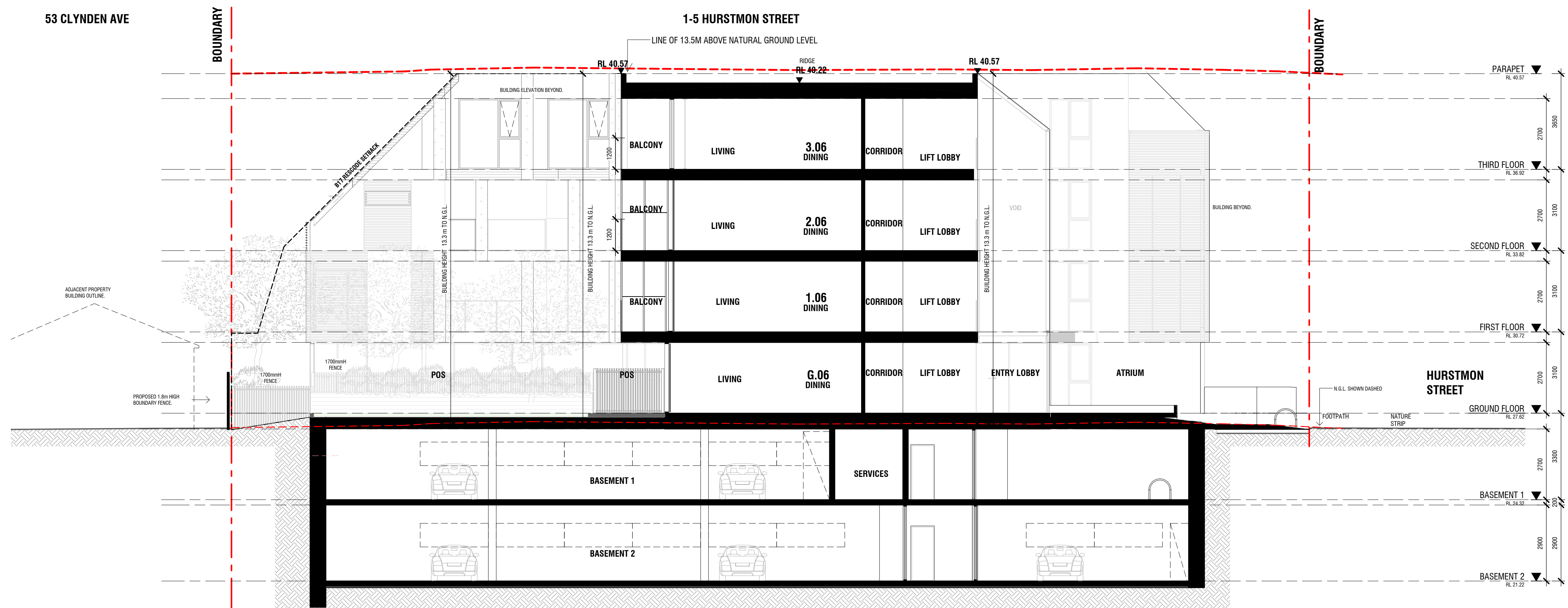


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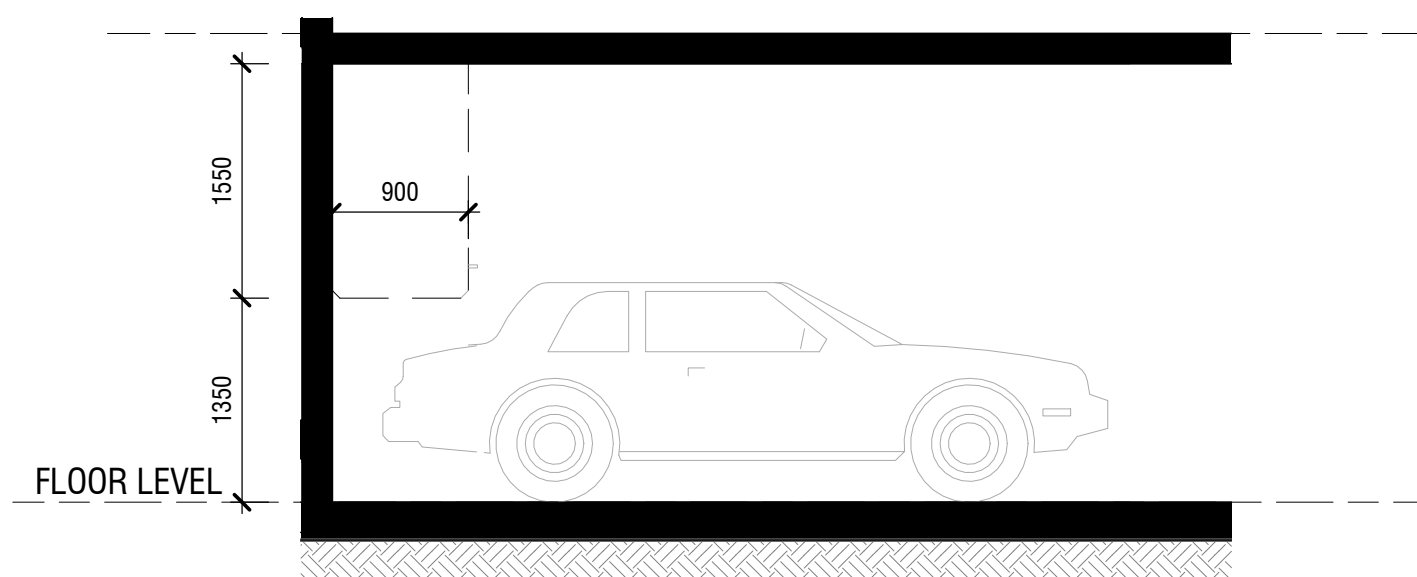


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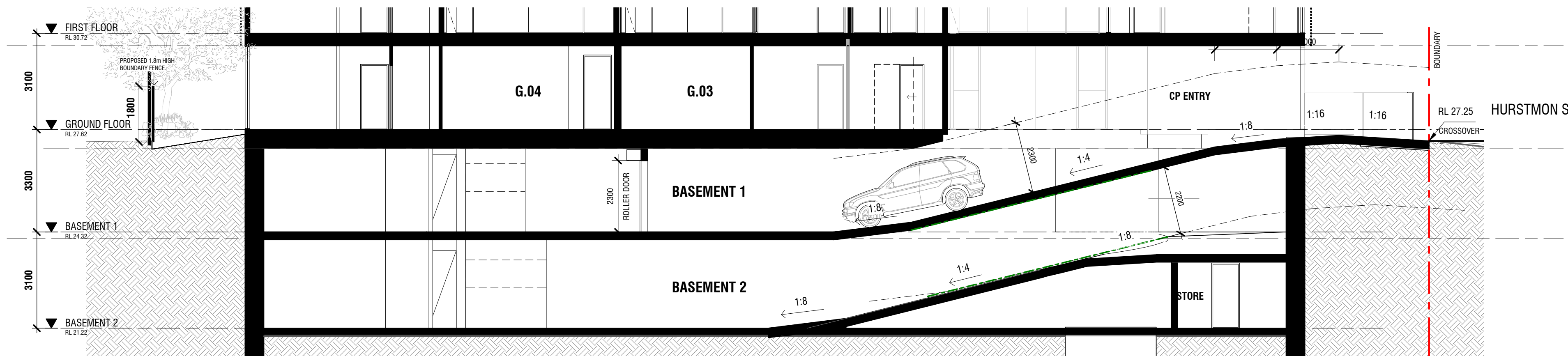


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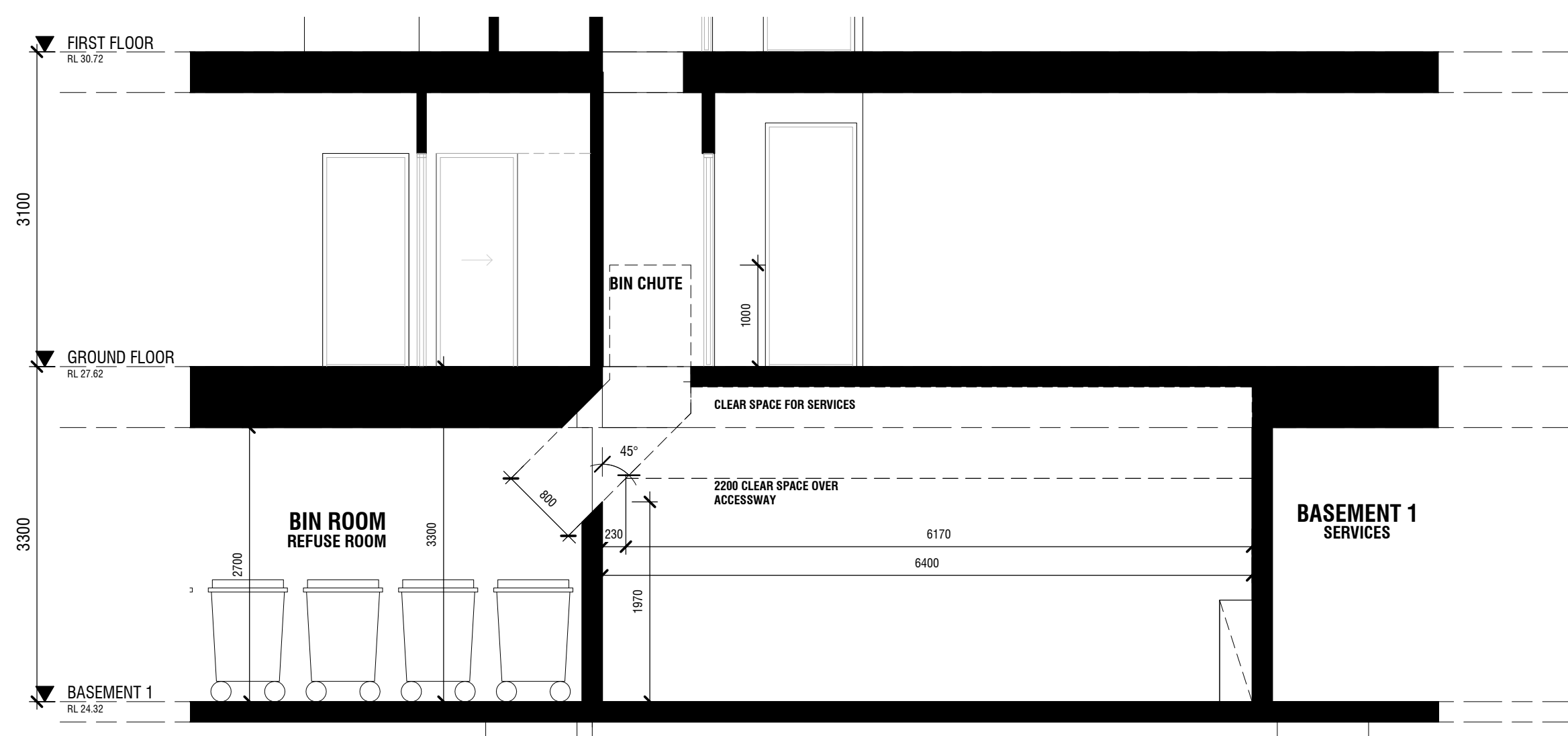




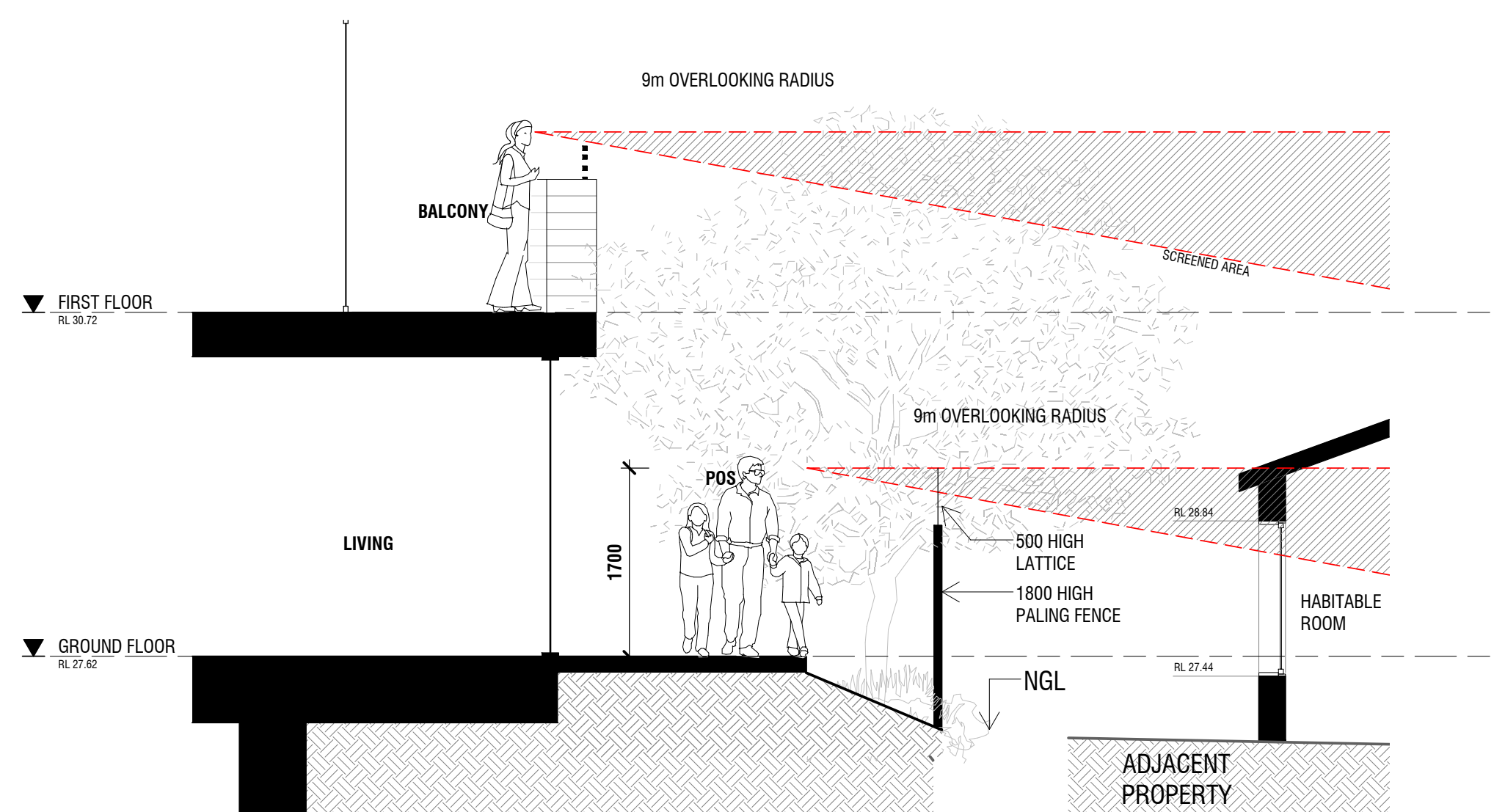
2 TYPICAL OVERBONNET STORAGE DETAIL  
TP.202 1:50



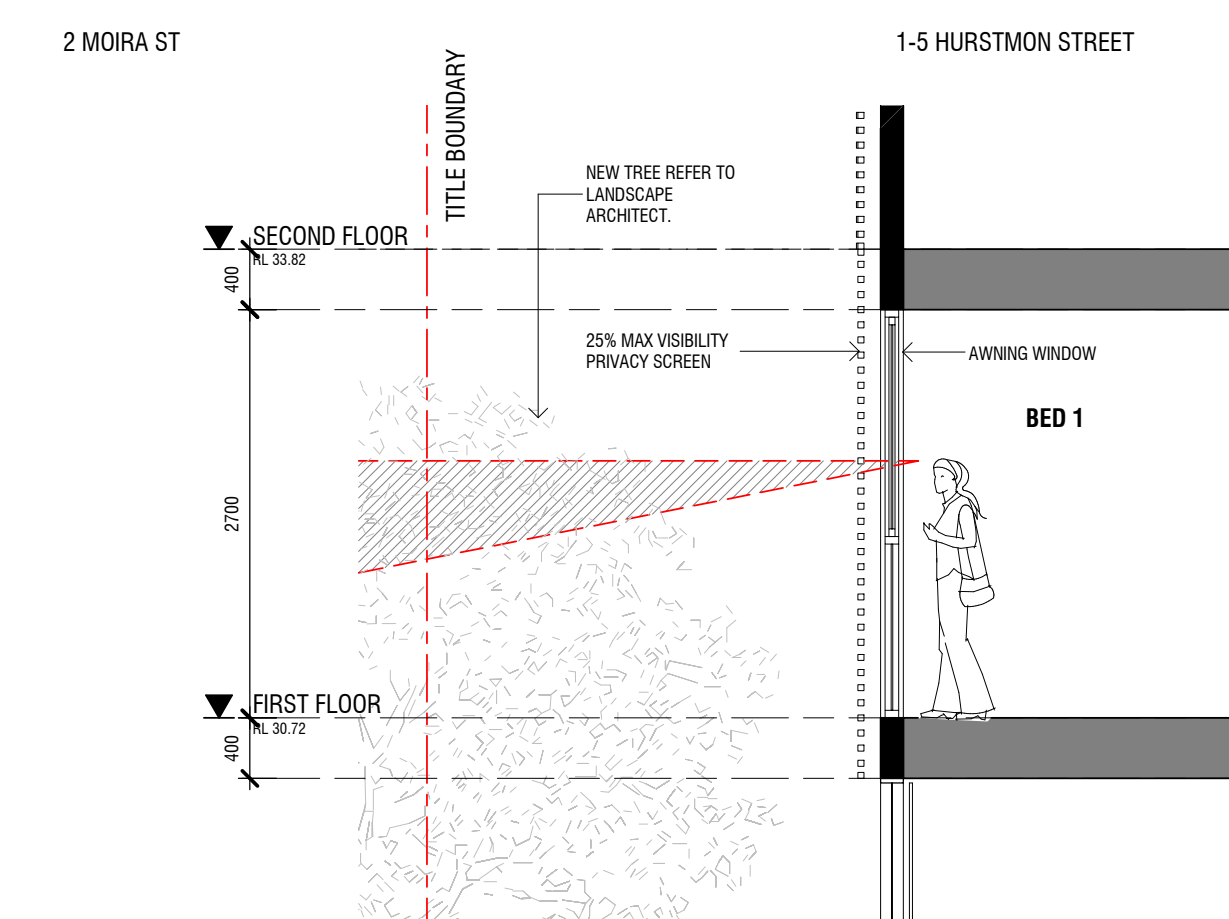
1 SECTION THROUGH RAMP  
TP.100 1:100



3 SECTION - BIN ROOM DETAIL  
TP.101 1:50



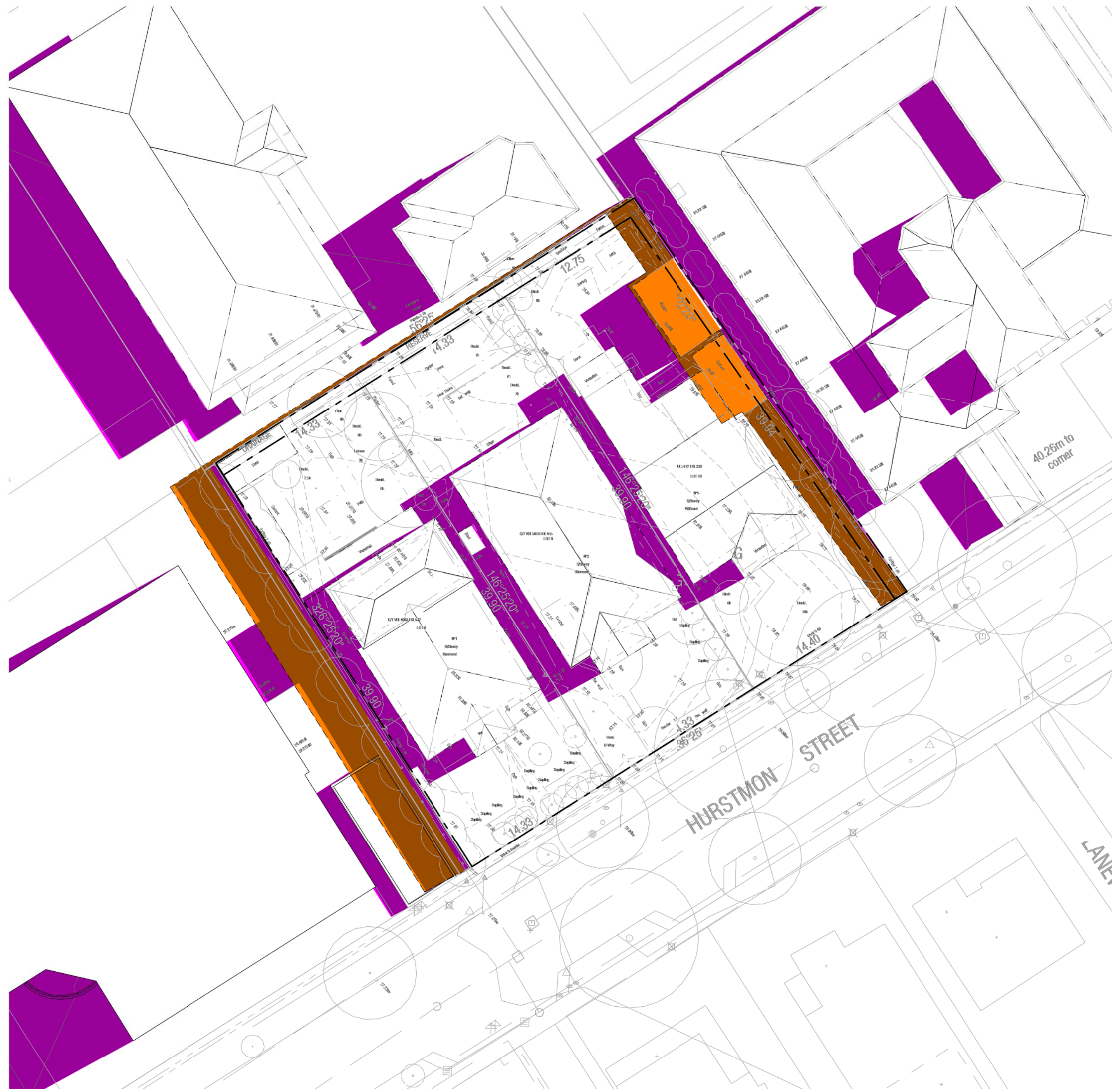
4 PLANTER BOX/SCREEN DETAIL 1  
TP.202 1:50



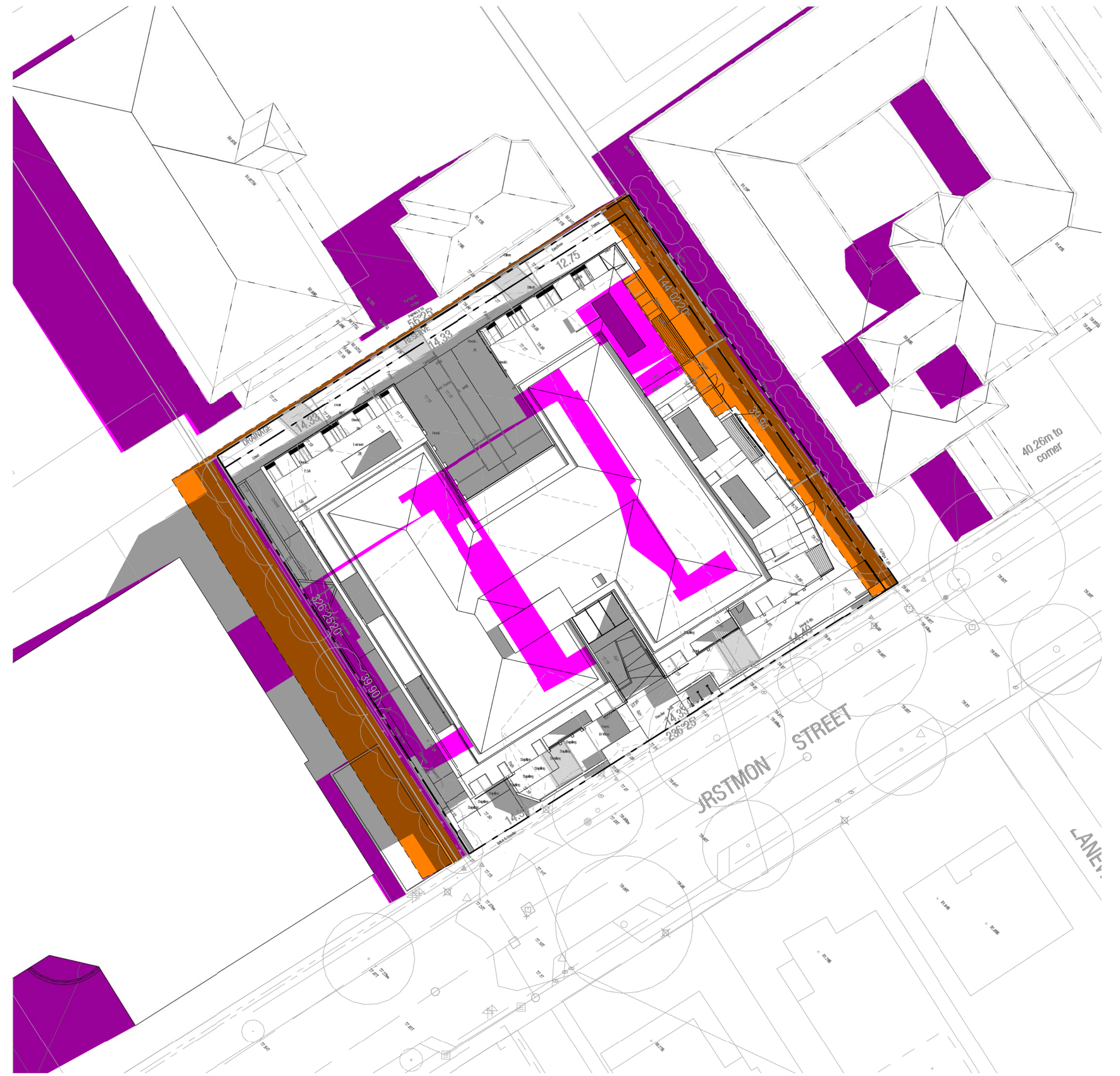
5 PRIVACY SCREEN DETAIL  
TP.102 1:50



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**SHADOW DIAGRAM - EXISTING - 22 SEPT 9AM**  
SCALE 1:250



**SHADOW DIAGRAM - PROPOSED - 22 SEPT 9AM**  
SCALE 1:250

- LEGEND - SHADOWS**
- EXTENT OF EXISTING SHADOWS CAST BY EXISTING BOUNDARY FENCES
  - EXTENT OF EXISTING SHADOWS CAST BY EXISTING STRUCTURES
  - EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES

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16/12/2016
28/2/2017

PROJECT  
1-5 HURSTMON STREET, MALVERN EAST  
DRAWING TITLE

**SHADOW DIAGRAMS**



SCALE: As indicated @ A1  
1:500 @ A3  
PROJECT NO.: TA1624  
DRAWING NO.: TP.300  
DATE: FEB 2017

DRAWN BY: AT  
REVISION: C  
DATE: FEB 2017



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**SHADOW DIAGRAM - EXISTING - 22 SEPT 12PM**  
SCALE 1 : 250



**SHADOW DIAGRAM - PROPOSED - 22 SEPT 12PM**  
SCALE 1 : 250

- LEGEND - SHADOWS**
- EXTENT OF EXISTING SHADOWS CAST BY EXISTING BOUNDARY FENCES
  - EXTENT OF EXISTING SHADOWS CAST BY EXISTING STRUCTURES
  - EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES

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REV. DATE
12/12/2016
16/12/2016
28/2/2017

PROJECT  
**1-5 HURSTMON STREET, MALVERN EAST**  
 DRAWING TITLE

**SHADOW DIAGRAMS**



SCALE: As indicated @ A1  
 1 : 500 @ A3  
 PROJECT NO. TA1624  
 DRAWING NO. TP.301  
 DATE: FEB 2017

DRAWN BY: AT  
 REVISION: C  
 DATE: FEB 2017



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SHADOW DIAGRAM - EXISTING - 22 SEPT 2PM

SCALE 1 : 250



SHADOW DIAGRAM - PROPOSED - 22 SEPT 2PM

SCALE 1 : 250

- LEGEND - SHADOWS**
- EXTENT OF EXISTING SHADOWS CAST BY EXISTING BOUNDARY FENCES
  - EXTENT OF EXISTING SHADOWS CAST BY EXISTING STRUCTURES
  - EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES

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DRAWING TITLE

**SHADOW DIAGRAMS**

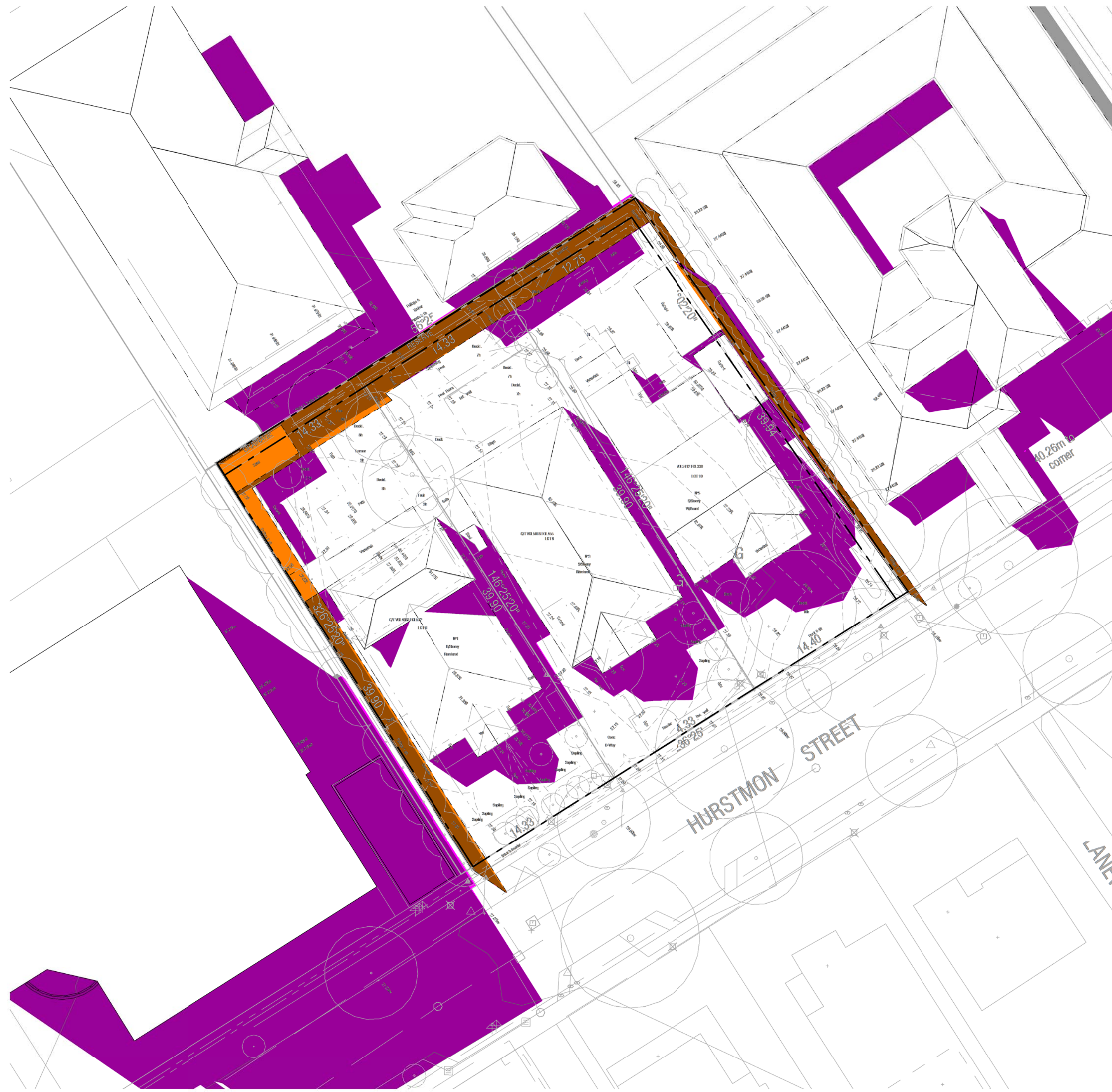
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TOWN PLANNING

SCALE As indicated @ A1  
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PROJECT NO. TA1624  
DRAWING NO. TP.302  
DATE: FEB 2017

DRAWN BY JY  
REVISION C  
DATE: FEB 2017

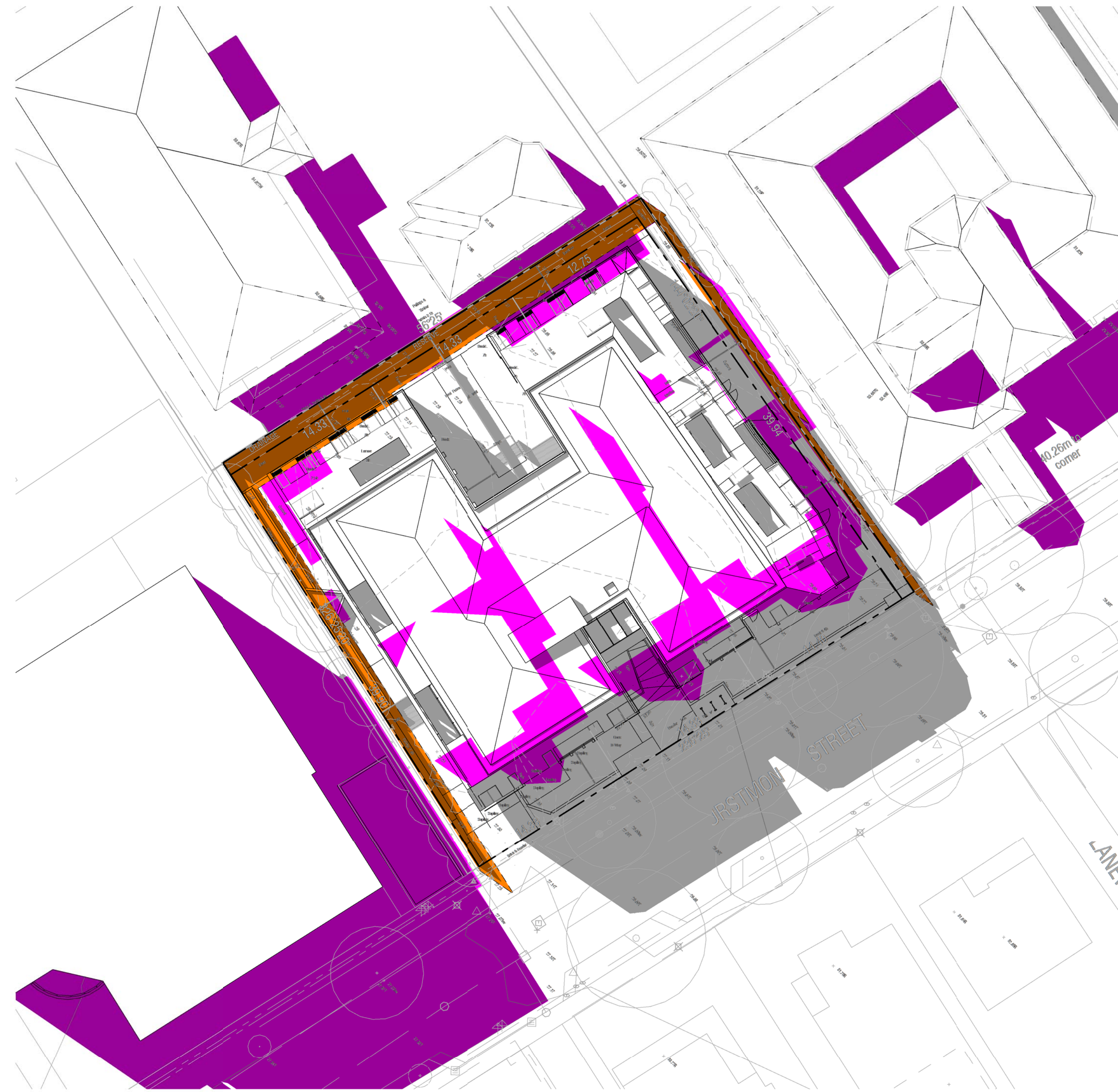


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**SHADOW DIAGRAM - EXISTING - 22 SEPT 3PM**

SCALE 1: 250



**SHADOW DIAGRAM - PROPOSED - 22 SEPT 3PM**

SCALE 1: 250

- LEGEND - SHADOWS**
- EXTENT OF EXISTING SHADOWS CAST BY EXISTING BOUNDARY FENCES
  - EXTENT OF EXISTING SHADOWS CAST BY EXISTING STRUCTURES
  - EXTENT OF ADDITIONAL SHADOWS CAST BY PROPOSED STRUCTURES

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16/12/2016
28/2/2017

PROJECT  
**1-5 HURSTMON STREET, MALVERN EAST**  
 DRAWING TITLE

**SHADOW DIAGRAMS**

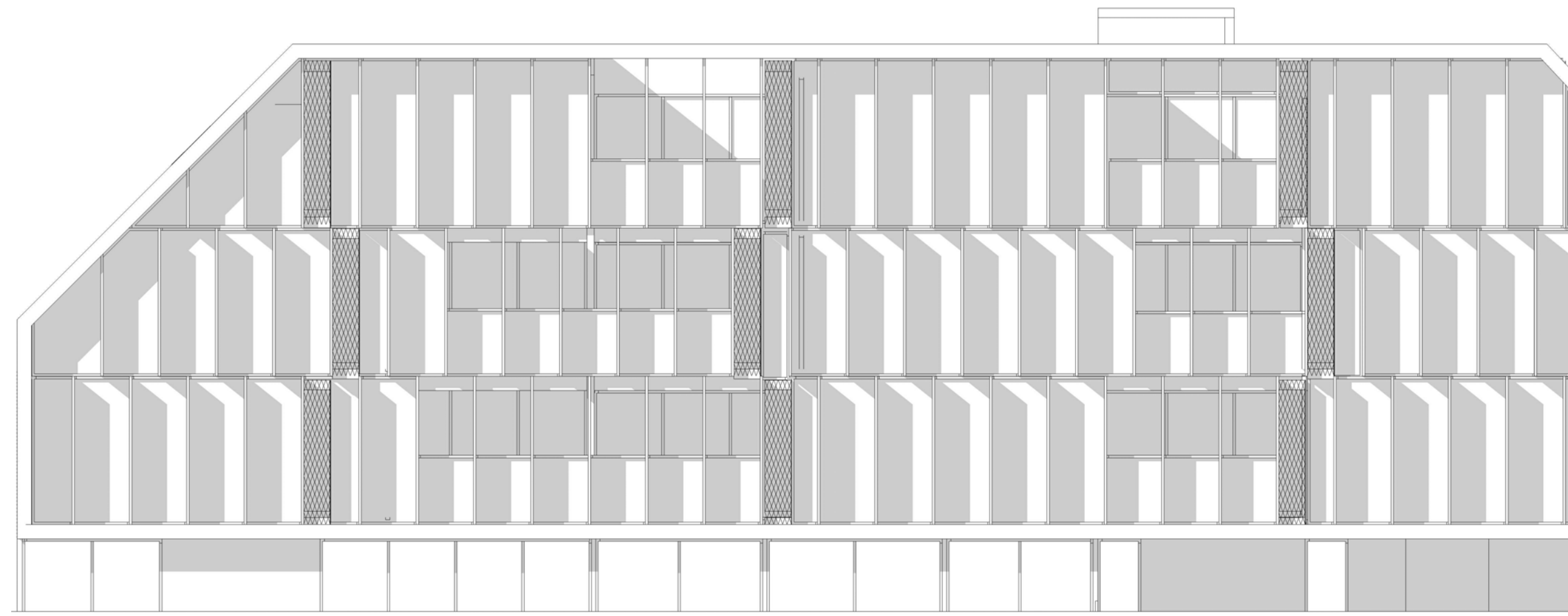


SCALE  
**As indicated @ A1**  
**1 : 500 @ A3**  
 PROJECT NO.  
**TA1624**  
 DRAWING NO.  
**TP.303**

DRAWN BY  
**AT**  
 REVISION  
**C**  
 DATE  
**FEB 2017**



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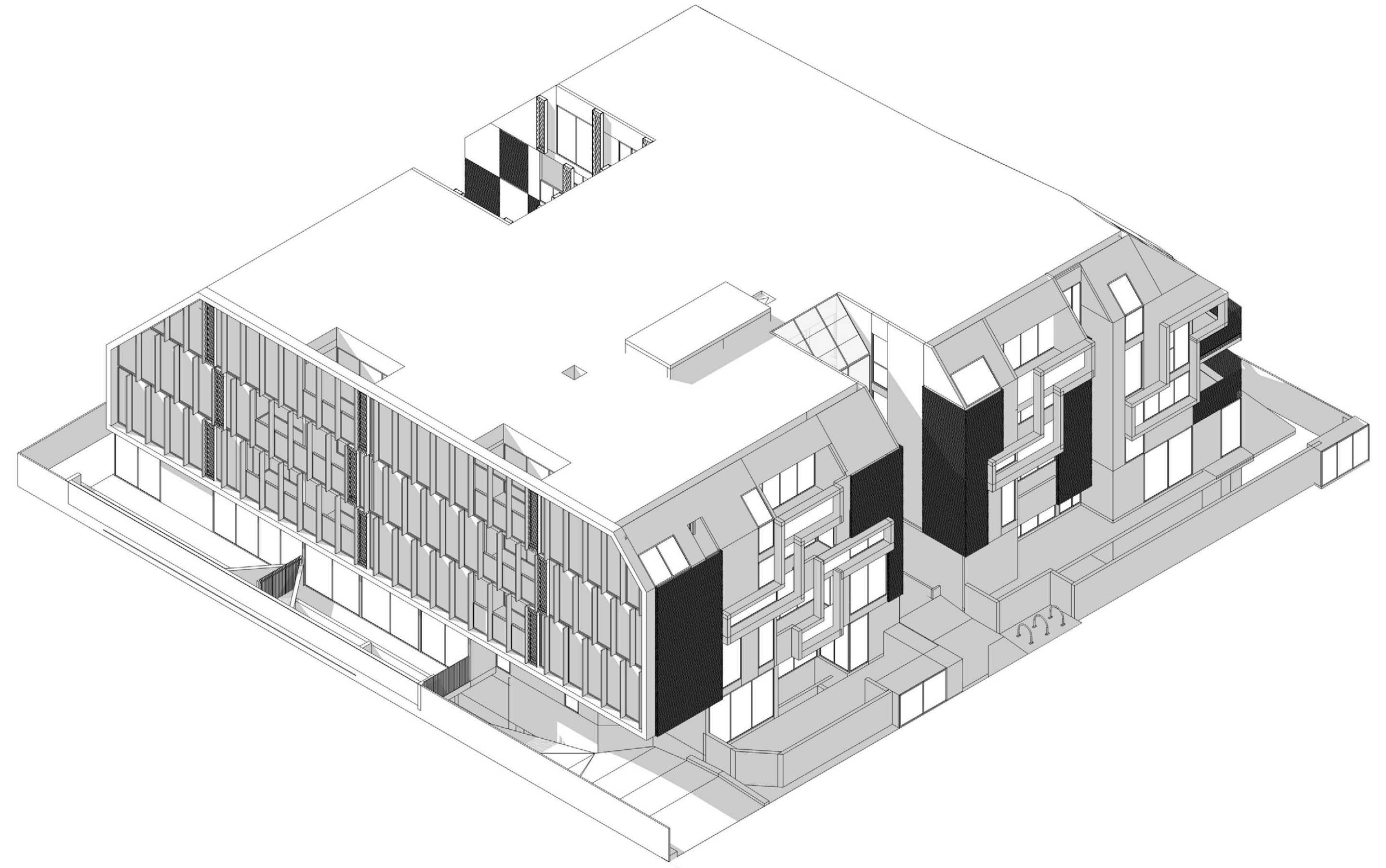
Western Facade Vertical Fin Shading Device @ 3pm September 22nd (Western Sun)

1.2m width modular panel surface area:	3.7m <sup>2</sup>	Total Facade surface area:	309.5m <sup>2</sup>
1.2m width modular panel surface area shaded:	2.6m <sup>2</sup>	Total unshaded glazed area:	60.2m <sup>2</sup> / 19.5%
Total area shaded per module:	70.3%	Total shaded glazed area:	249.3m <sup>2</sup> / 80.5%

- UNSHADED GLAZED AREA.
- SHADED GLAZED AREA

**Shading Diagram, 3pm - Western Elevation**

SCALE 1:100 @A1  
1:200 @ A3



**Shading Diagram, 3pm - South West Axonometric**

SCALE N.T.S.



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SOUTH WEST PERSPECTIVE VIEW ALONG HURSTMON STREET

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1-5 HURSTMON STREET, MALVERN EAST  
DRAWING TITLE

### 3D PERSPECTIVE

ISSUE  
TOWN PLANNING

SCALE  
NTS  
PROJECT NO.  
TA1624  
DRAWING NO.  
TP.400

@ A1  
@ A3  
DRAWN BY  
ZY  
REVISION  
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DATE  
FEB 2017



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SOUTH EAST PERSPECTIVE VIEW ALONG HURSTMON STREET

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1-5 HURSTMON STREET, MALVERN EAST  
DRAWING TITLE

**3D PERSPECTIVE**

ISSUE  
TOWN PLANNING

SCALE  
NTS  
PROJECT NO.  
TA1624  
DRAWING NO.  
TP.401

DRAWN BY  
ZY  
REVISION  
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DATE  
FEB 2017



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Eastern Perspective (45-59 Clyden Avenue Entry)

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16/12/2016	16/12/2016
28/2/2017	28/2/2017

PROJECT  
1-5 HURSTMON STREET, MALVERN EAST  
DRAWING TITLE

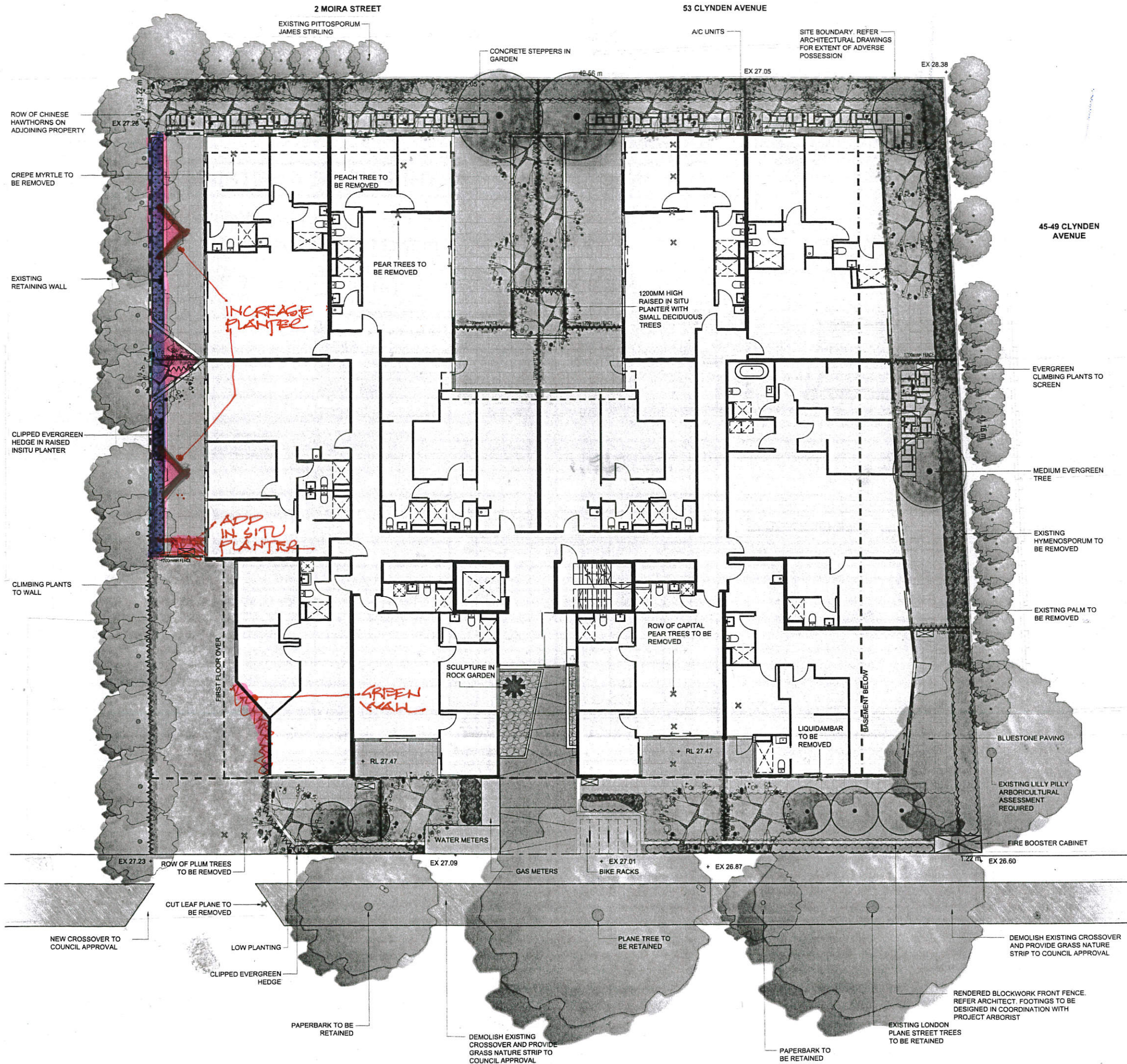
### 3D PERSPECTIVE

ISSUE  
TOWN PLANNING

SCALE  
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PROJECT NO.  
TA1624  
DRAWING NO.  
TP.402

DRAWN BY  
ZY  
REVISION  
C  
DATE  
FEB 2017

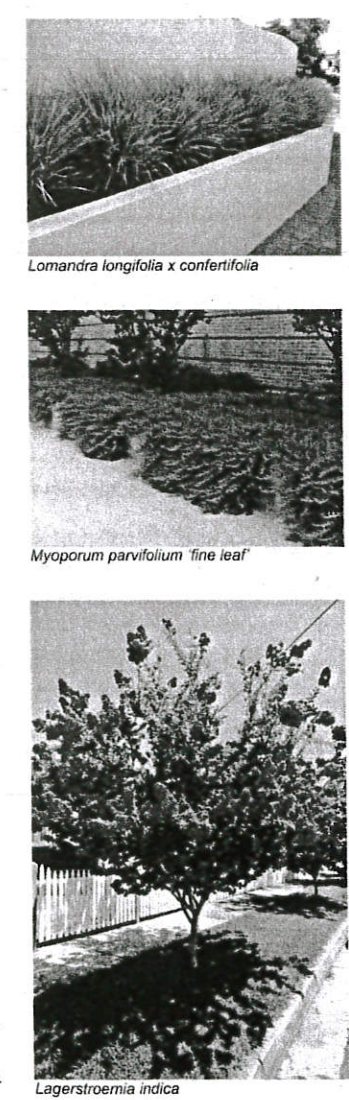




PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD	
●	<b>MEDIUM EVERGREEN TREES</b>				
	Eg. <i>Tristanopsis laurina</i>	Kanooka	8.0-8.5m	4.5-5.0m	
	Eg. <i>Magnolia Grandiflora</i> 'Alta'	Southern Magnolia 'Alta'	9.0m	4.0m	
●	<b>UPRIGHT DECIDUOUS TREES</b>				
	Eg. <i>Pyrus calleryana</i> 'Capital'	Capital Callery Pear	11.0m	3.0m	
●	<b>SMALL DECIDUOUS TREES</b>				
	Eg. <i>Lagerstroemia indica</i> 'Yuma'	Crepe Myrtle	4.0m	3.0m	
●	<b>SMALL EVERGREEN TREES</b>				
	Eg. <i>Magnolia Grandiflora</i> 'Little Gem'	Magnolia Little Gem	5.0m	3.0m	
	Eg. <i>Camellia japonica</i>	Japanese camellia	3.0m	1.5m	
■	<b>EVERGREEN CLIPPED HEDGE</b>		CLIPPED TO:		
	Eg. <i>Luma apiculata</i>	Chilean Myrtle	1.5 - 2.0m	0.5 - 1.0m	
■	<b>SHRUBS, TUFTED PLANTS &amp; GROUNDCOVERS</b>				
	Eg. <i>Lomandra longifolia</i> x <i>confertifolia</i>	Lime Tuft	0.5m	0.5m	
	Eg. <i>Dianella bicolor</i>	Yellow Wild Iris	1.0m	1.0m	
	Eg. <i>Correa alba</i> var. <i>alba</i>	Coastal Correa	1.0-1.5m	1.0m	
	Eg. <i>Correa reflexa</i> var. <i>numanifolia</i>	Dwarf Correa	1.0-1.5m	1.0m	
	Eg. <i>Correa dusky</i> bells	Cut leaf Correa	1.0-1.5m	1.0m	
	Eg. <i>Brachycome multifida</i>	Cut leaf Daisy	0.3m	0.5m	
	Eg. <i>Clivia Miniata</i>	Kaffir Lily	0.5m	0.5m	
	Eg. <i>Aspidistra elatior</i>	Cast Iron Plant	0.5m	0.5m	
	Eg. <i>Myoporum parvifolium</i> 'fine leaf'	Creeping Boobialla	Prostrate	1.5-2.0m	
	Eg. <i>Juniperus horizontalis</i>	Horizontal Juniper	Prostrate	1.5m	
	■	<b>EVERGREEN CLIMBING PLANTS</b>			
		Eg. <i>Ficus pumila</i>	Climbing Fig	3.0-5.0m	3.0-5.0m
	Eg. <i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	3.0-5.0m	3.0-5.0m	

DESIGN IMAGES



LEGEND

- EXISTING TREES TO BE RETAINED
- ✕ EXISTING TREES FOR REMOVAL
- GARDEN BED  
75mm approved organic mulch  
150mm approved topsoil  
300mm cultivated subgrade
- RAISED IN SITU PLANTERS  
75mm approved organic mulch  
Min 100mm approved raised planter soil mix  
Drainage layer
- MODULAR PAVING  
E.G. BLUESTONE
- EXPOSED AGGREGATE CONCRETE
- CONTRASTING EXPOSED AGGREGATE CONCRETE WITH SAW CUT PATTERN
- VEHICLE GRADE CHARCOAL COLOURED EXPOSED AGGREGATE CONCRETE PAVING
- FIRST FLOOR OVER
- BASEMENT BELOW
- ✱ SCULPTURE

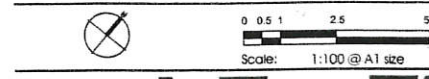
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Rev	Date	Description
B	01.03.2017	Final issue
A	16.12.2016	Final issue
-	15.12.2016	Final issue

T-A SQUARE

1-5 HURSTMON STREET - MALVERN EAST

LANDSCAPE PLAN



CDA Design Group Pty Ltd  
Landscape Architecture  
Urban Design

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Carlton Victoria 3053  
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F 03 9349 5877  
E office@cdaesigngroup.com.au

Project No. 16047  
Date: NOV\_2016  
Drawn by: RL  
Checked: TV  
Drawing No. TPO1B

CDA MARK UP - 25.5.17