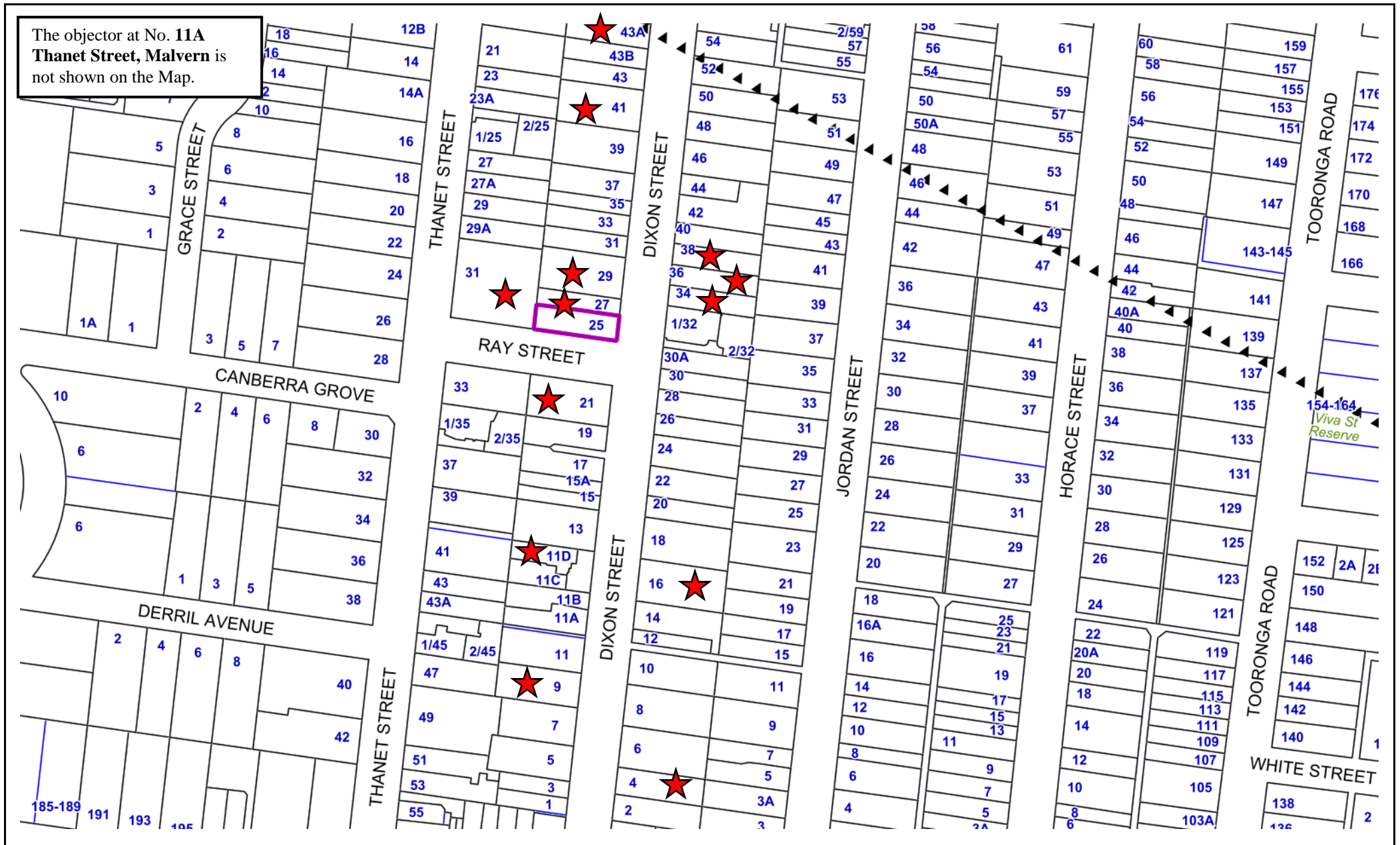


The objector at No. 11A
Thanet Street, Malvern is
 not shown on the Map.



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Objectors



Site Address: 25 Dixon Street, Malvern

Scale: 1:2200

25 DIXON STREET, MALVERN

TOWNHOUSE DEVELOPMENT



Town Planning Issue_MARCH 2019

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25 Dixon Street, Malvern
TOWNHOUSE DEVELOPMENT

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SUPERSEDED

1.0 ARCHITECTURAL STATEMENT



1.0 ARCHITECTURAL STATEMENT

1.01 ARCHITECTURAL STATEMENT

The Site

The 404 sqm site is located within the Stonnington municipality and is currently occupied by one single storey, weatherboard dwelling.

This site can be accessed via existing vehicular access along Ray Street and pedestrian access along Dixon Street.

The site possesses a 1m (approx) slope from west to east, with the Dixon Street frontage lower than the rear of the site.

The Opportunity

Removal of the existing single storey dwelling allows for a contemporary insertion which is responsive to the site's evolving surrounding within this residential precinct and provide for a high degree of amenity dwellings integration.

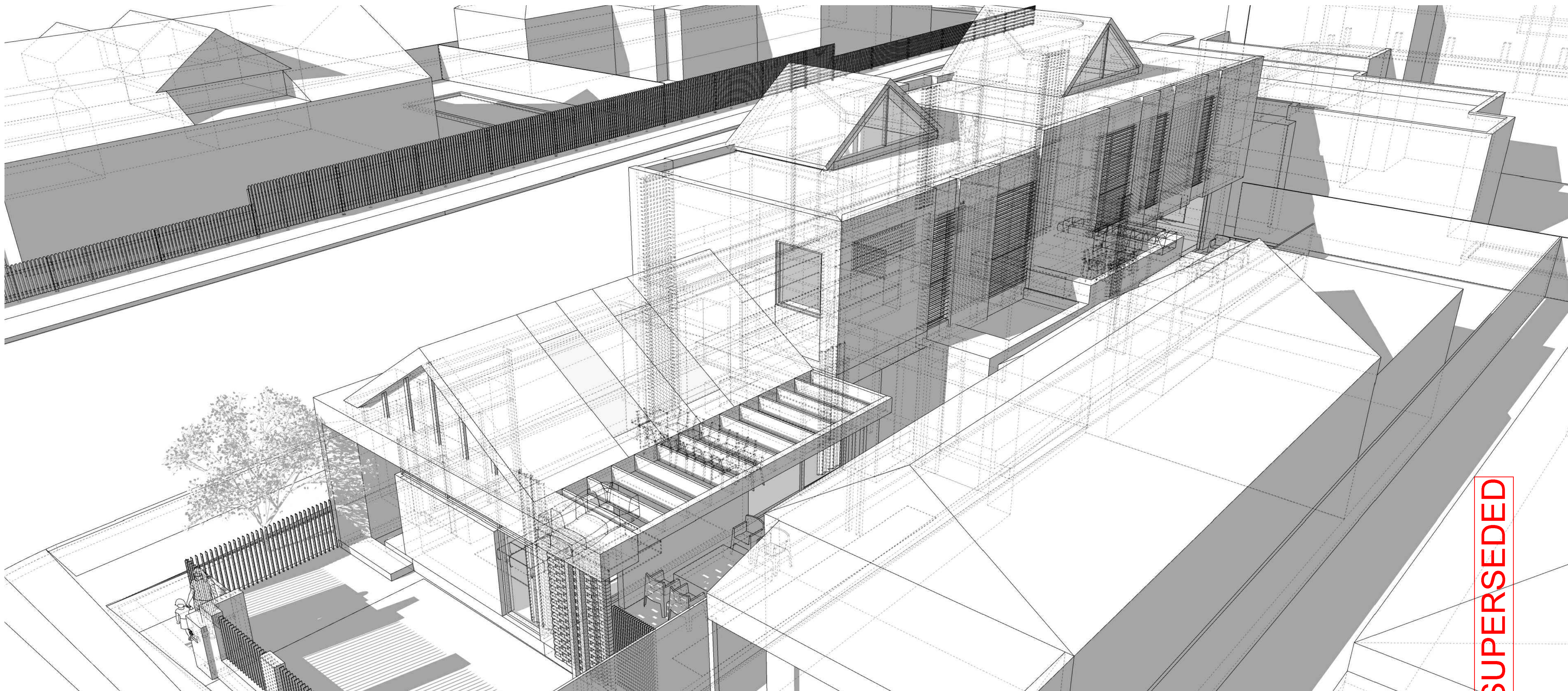
The Proposal

This document outlines the proposal to construct a new series of attached units; provides the vision and rationale developed by Architecton for the site, and an assessment of the relevant planning and design issues that have influenced the design response (height, setbacks, amenity, facade detail, etc.)

The form and facades of the building result in an architectural language which is responsive to the sites surrounding context. The design avoids unreasonable visual bulk of the new development by ensuring appropriate scales, form and articulation.

The proposal provides -

- 2 new townhouses over 2 levels with a combined floor area of 365 sqm GFA.
- 2 car spaces accessed (1 per dwelling)
- Landscaped front and back yards.



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2.0 URBAN CONTEXT & SITE ANALYSIS



SUPERSEDED

2.0 URBAN CONTEXT & SITE ANALYSIS

2.01 SITE LOCATION

The subject site is located at 25 Dixon Street, Malvern in the heart of a residential overlay as identified in the Stonnington Neighbourhood Character Study.

The precinct is characterised by Edwardian Era significant character areas which establishes light-coloured weatherboard or red-orange brick cottages and slate or terracotta tiled roofs with an asymmetrical plan form. Also front fence are typically painted timber picket or low red-orange brick to match the dwellings.



2.0 URBAN CONTEXT & SITE ANALYSIS

2.02 CIRCULATION & ACCESSIBILITY

PUBLIC TRANSPORT & MAJOR ROAD LINKAGES

- MAJOR ROADS
- SECONDARY ROADS
- TRAM ROUTE
- TRAIN LINE
- RIVER
- BIKE TRAIL



2.0 URBAN CONTEXT & SITE ANALYSIS

2.03

PLANNING ZONES

- RESIDENTIAL
- RESIDENTIAL GROWTH
- COMMERCIAL
- ROAD
- INDUSTRIAL
- PUBLIC USE
- PUBLIC PARK & RECREATION



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2.0 URBAN CONTEXT & SITE ANALYSIS

2.04 LAND USE

RESIDENTIAL



SITE ANALYSIS

SUBJECT SITE: 25 DIXON STREET, MALVERN

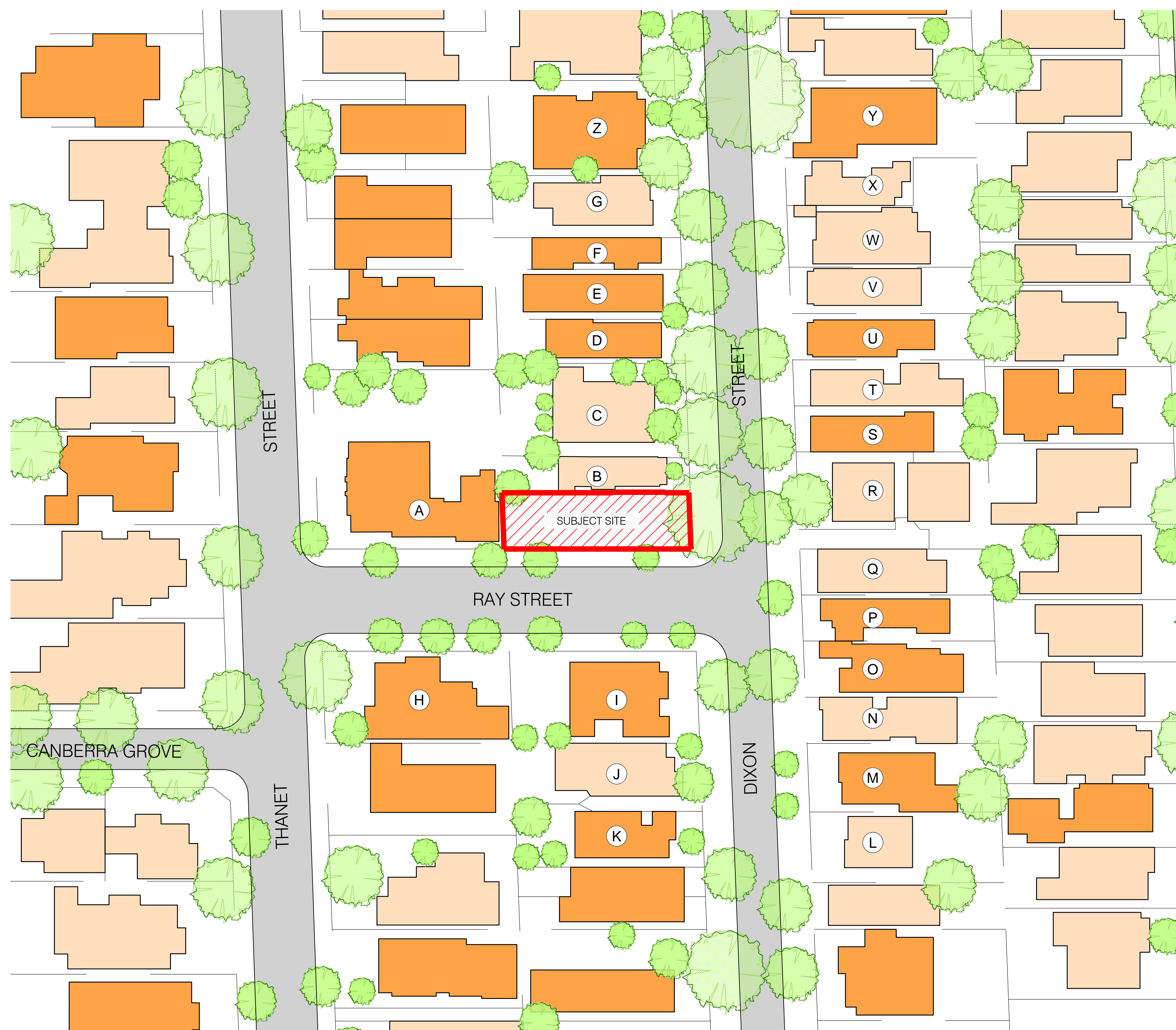
(A)	31 THANET ST	- DOUBLE STOREY RENDERED DWELLING, TILE ROOF
(B)	27 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
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(D)	31 DIXON ST	- DOUBLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(E)	33 DIXON ST	- DOUBLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(F)	35 DIXON ST	- DOUBLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(G)	37 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(H)	33 THANET ST	- DOUBLE STOREY BRICK DWELLING, TILE ROOF
(I)	21 DIXON ST	- DOUBLE STOREY BRICK DWELLING, TILE ROOF
(J)	19 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(K)	17 DIXON ST	- DOUBLE STOREY BRICK DWELLING, METAL ROOF
(L)	22 DIXON ST	- SINGLE STOREY BRICK DWELLING, TILE ROOF
(M)	24 DIXON ST	- DOUBLE STOREY BRICK DWELLING, TILE ROOF
(N)	26 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(O)	28 DIXON ST	- DOUBLE STOREY BRICK DWELLING, TILE ROOF
(P)	30 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(Q)	30A DIXON ST	- SINGLE STOREY RENDERED DWELLING, TILE ROOF
(R)	32 DIXON ST	- SINGLE STOREY BRICK UNITS, TILE ROOF
(S)	34 DIXON ST	- DOUBLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(T)	36 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(U)	38 DIXON ST	- DOUBLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(V)	40 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(W)	42 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(X)	44 DIXON ST	- SINGLE STOREY WEATHERBOARD DWELLING, METAL ROOF
(Y)	46 DIXON ST	- DOUBLE STOREY RENDERED DWELLING, TILE ROOF
(Z)	39 DIXON ST	- DOUBLE STOREY BRICK UNITS, TILE ROOF

SUPERSEDED

2.0 URBAN CONTEXT & SITE ANALYSIS

2.05 BUILDING HEIGHT

- SINGLE STOREY
- DOUBLE STOREY



SITE ANALYSIS

SUBJECT SITE: 25 DIXON STREET, MALVERN

Ⓐ	31 THANET ST	- DOUBLE STOREY RENDERED DWELLING, TILE ROOF
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Ⓩ	39 DIXON ST	- DOUBLE STOREY BRICK UNITS, TILE ROOF

SUPERSEDED

2.0 URBAN CONTEXT & SITE ANALYSIS

2.06 VIEWS

The subject site affords views to the northwest towards the CBD.



SOLAR

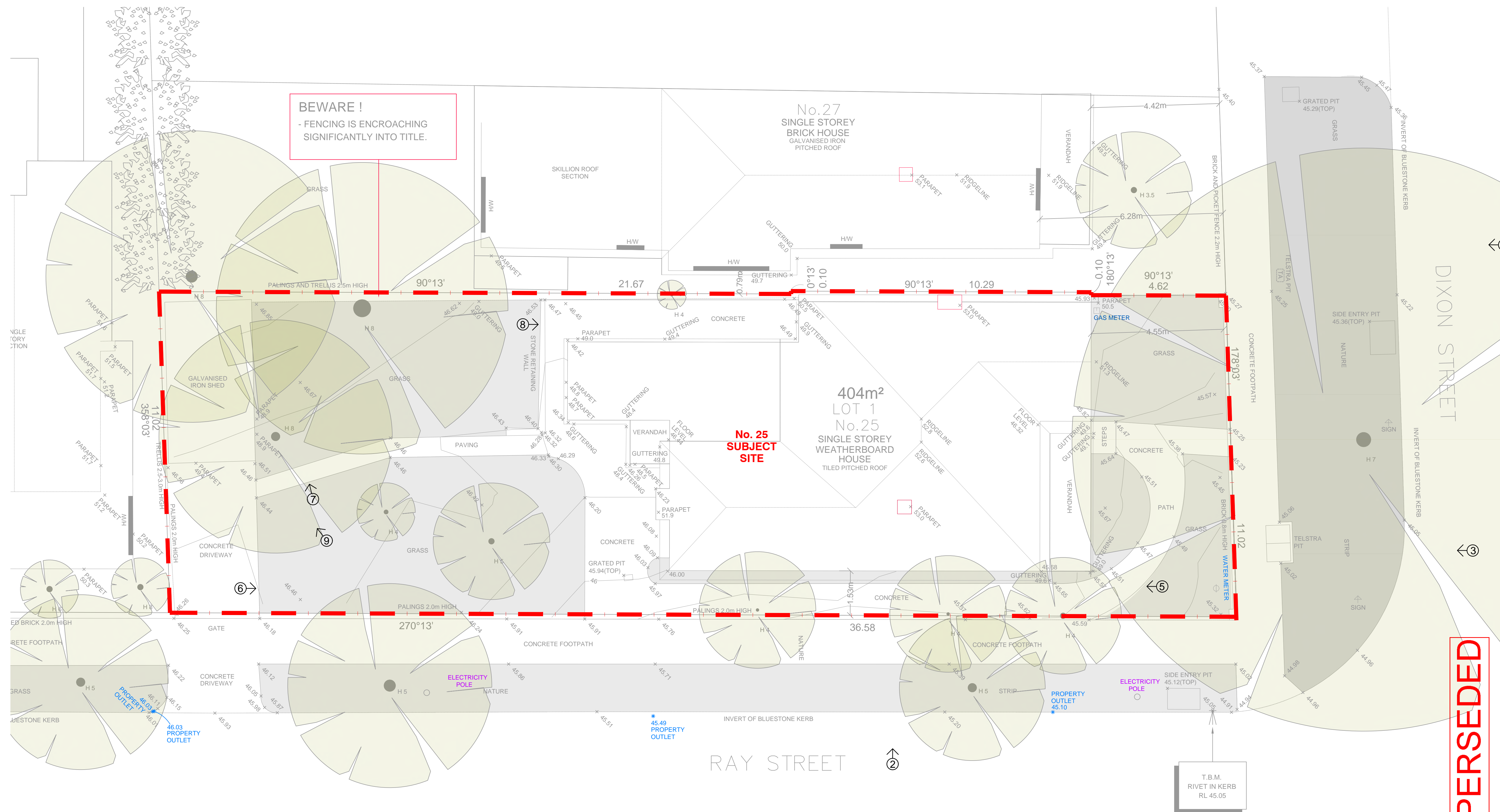
The site has unencumbered access to eastern light, while having slight shadowing of northern light from adjacent single storey property built close to boundary line.



SUPERSEDED

2.0 URBAN CONTEXT & SITE ANALYSIS

2.07 EXISTING CONDITIONS



SUPERSEDED

2.0 URBAN CONTEXT & SITE ANALYSIS

2.08 SITE PHOTOS



PHOTO #1



PHOTO #2



PHOTO #3

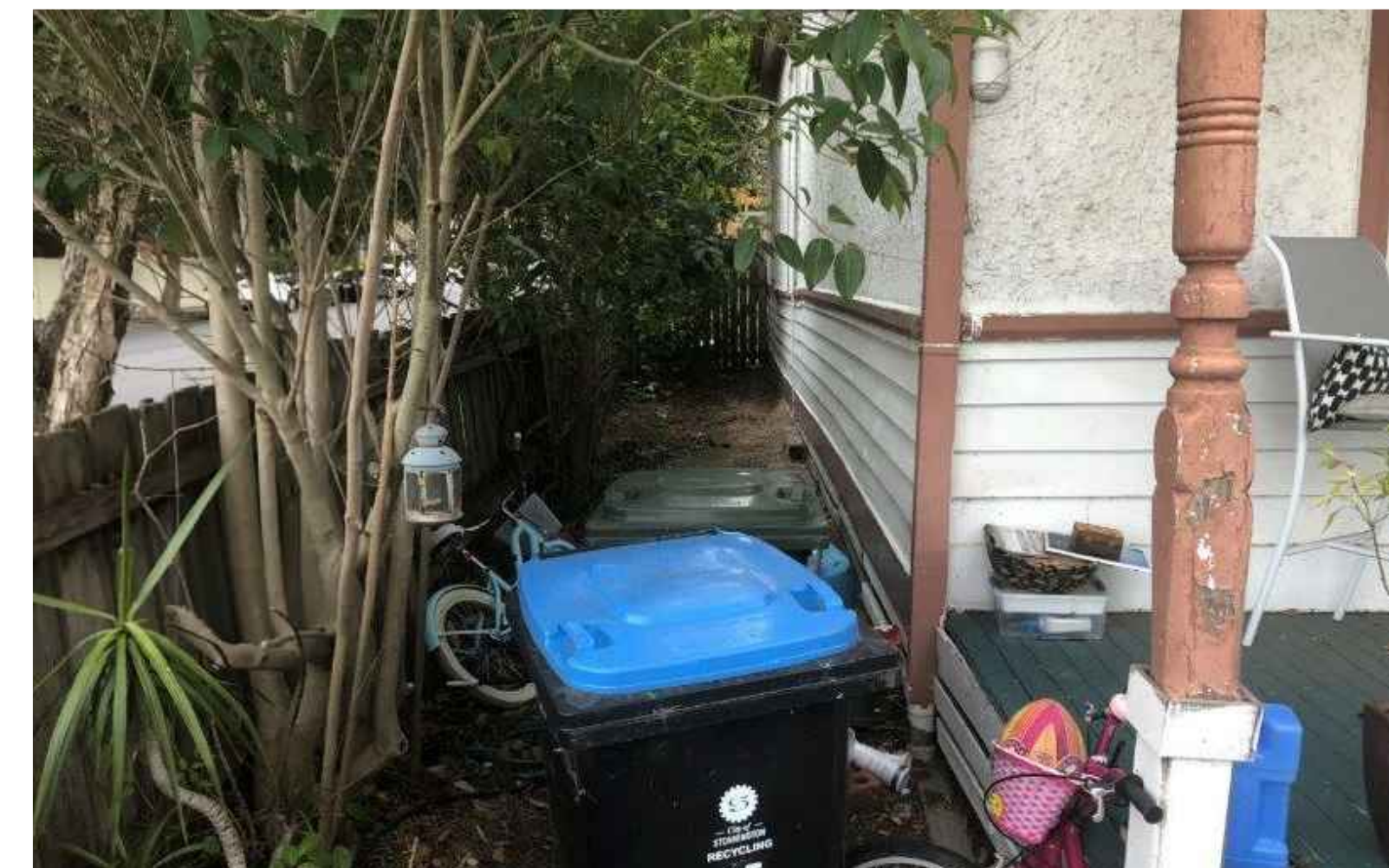


PHOTO #4



PHOTO #5
25 Dixon Street, Malvern
TOWNHOUSE DEVELOPMENT

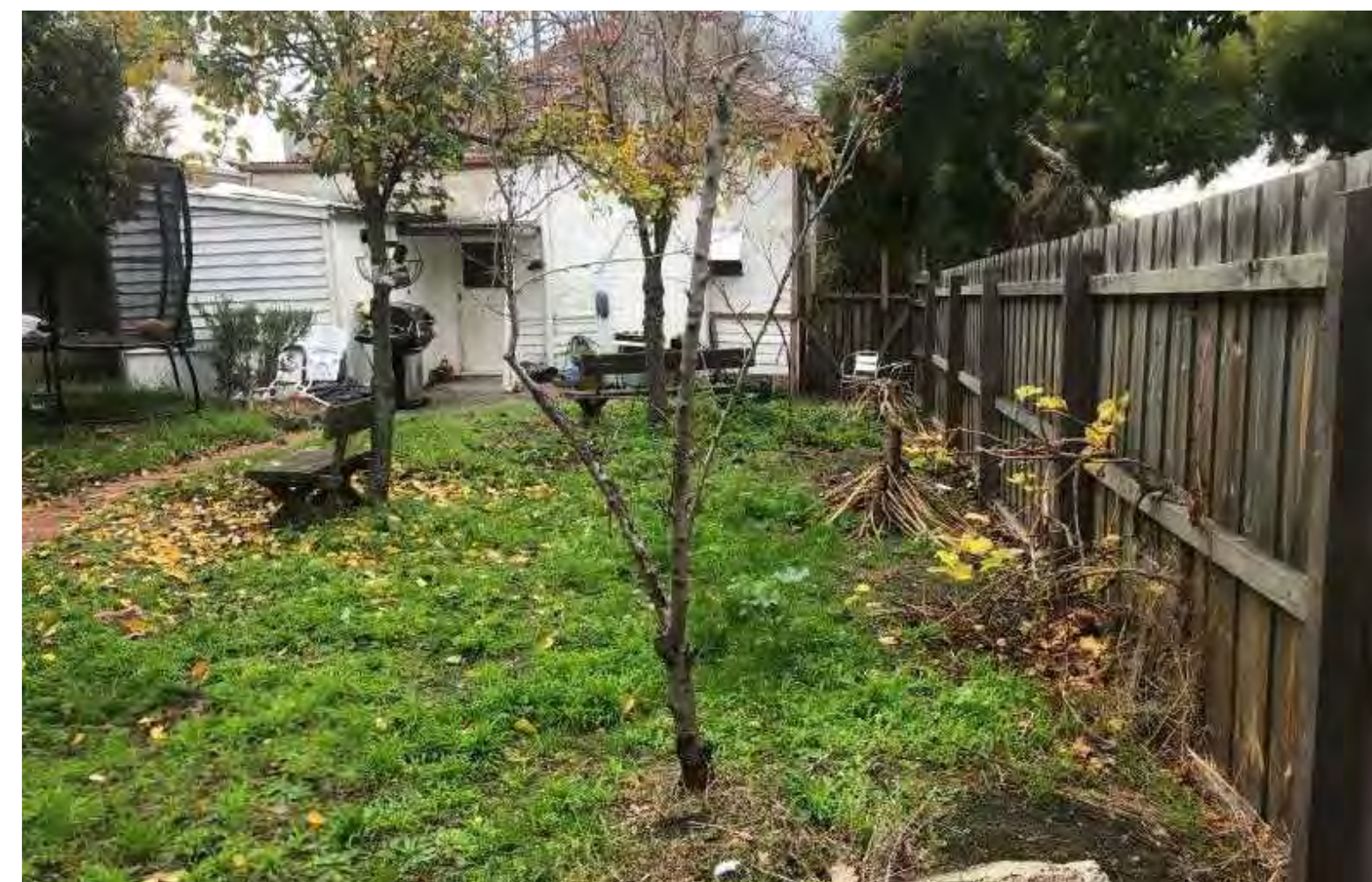


PHOTO #6

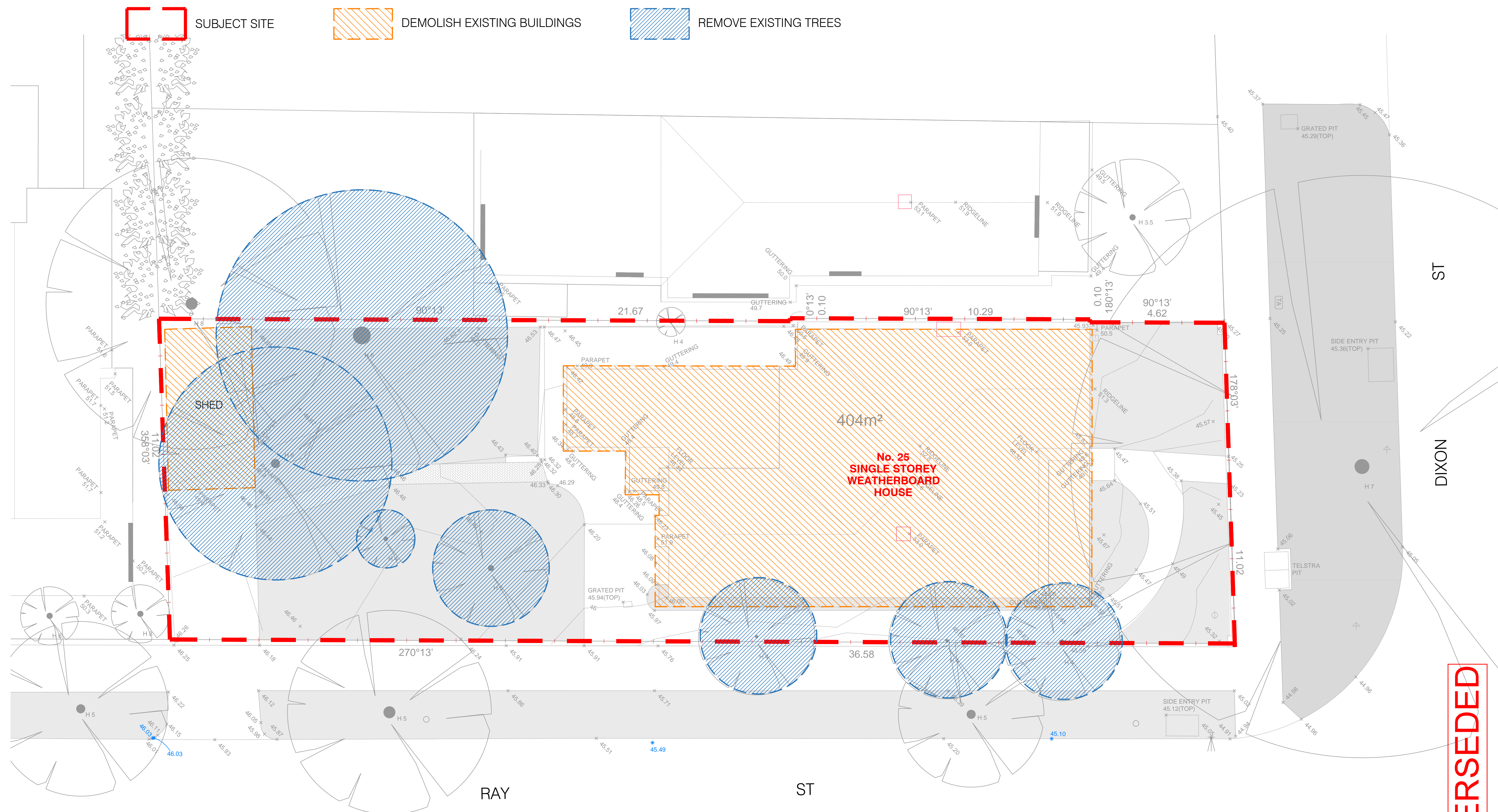


PHOTO #7

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2.0 URBAN CONTEXT & SITE ANALYSIS

2.09 DEMOLITION PLAN



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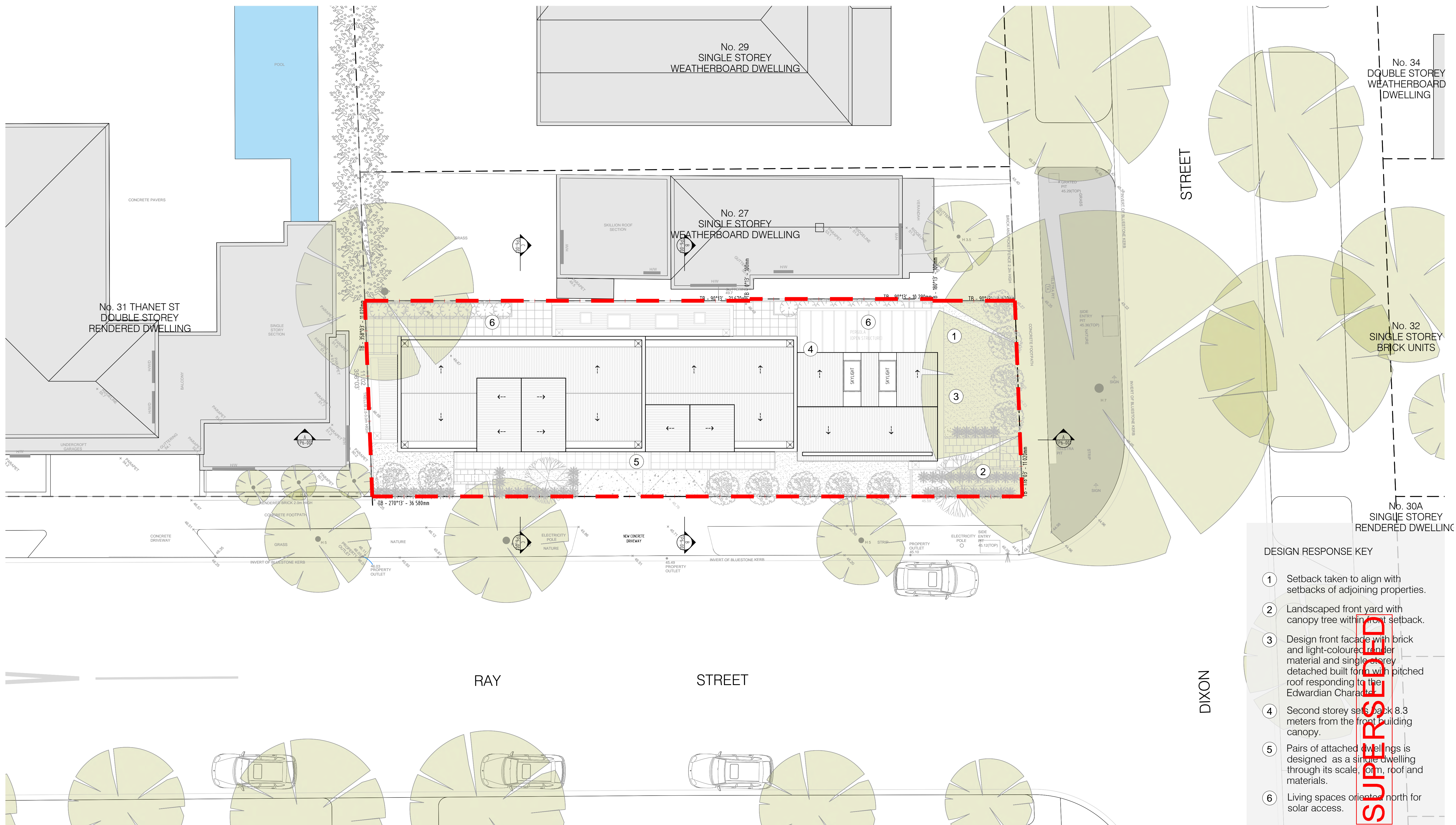
3.0 DESIGN PROPOSAL



SUPERSEDED

3.0 DESIGN RESPONSE

3.01 DESIGN RESPONSE PLAN



- DESIGN RESPONSE KEY
- 1 Setback taken to align with setbacks of adjoining properties.
 - 2 Landscaped front yard with canopy tree within front setback.
 - 3 Design front facade with brick and light-coloured render material and single storey detached built form with pitched roof responding to the Edwardian Character.
 - 4 Second storey sets back 8.3 meters from the front building canopy.
 - 5 Pairs of attached dwellings is designed as a single dwelling through its scale, form, roof and materials.
 - 6 Living spaces oriented north for solar access.

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3.0 DESIGN RESPONSE

3.02 RENDER



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3.0 DESIGN RESPONSE

3.03 RENDER



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3.0 DESIGN RESPONSE

3.04 RENDER



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3.0 DESIGN RESPONSE

3.05 RENDER



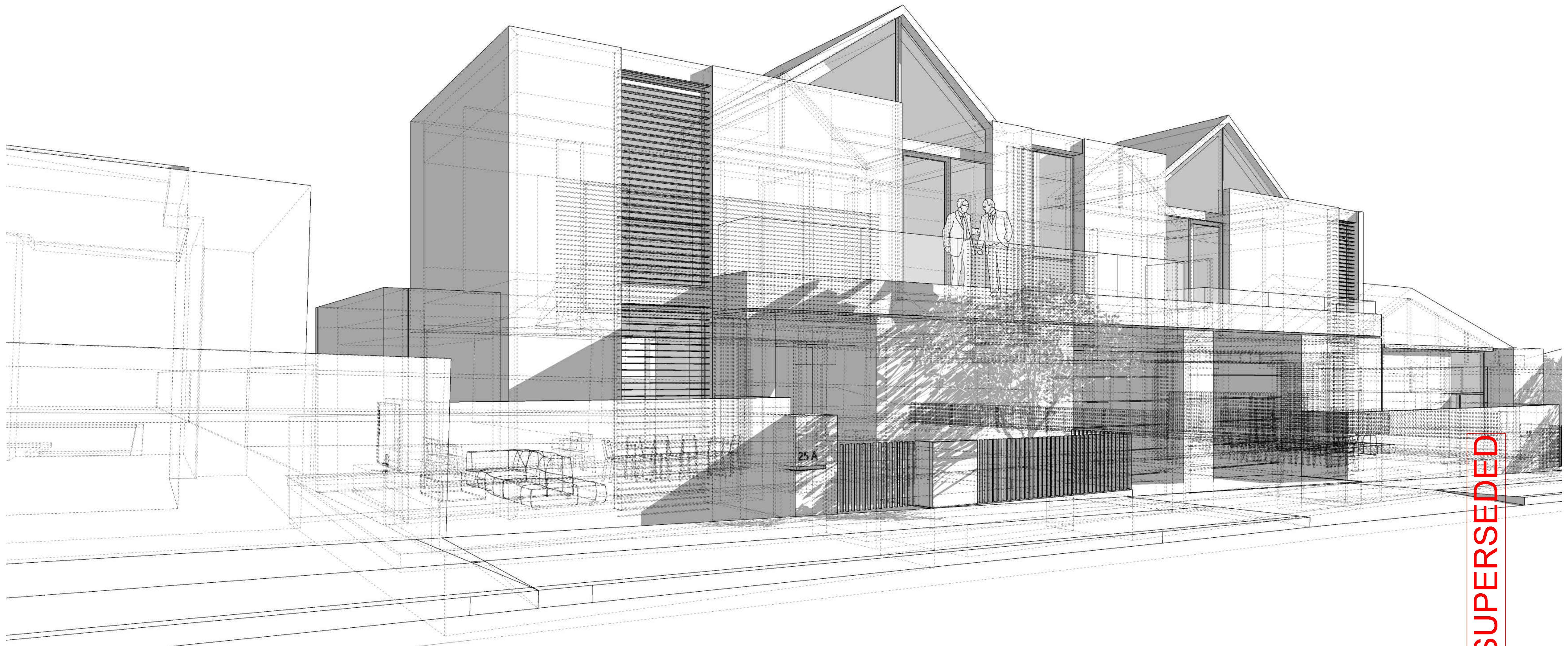
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4.0 DEVELOPMENT SUMMARY



SUPERSEDED

4.0 DEVELOPMENT SUMMARY

4.01 DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY

	DWELLING 1		DWELLING 2		TOTAL	
SITE AREA					404	sqm
AVERAGE SETBACK OF DIXON STREET (IMMEDIATE AREA)					4.38	M
AVERAGE SETBACK OF RAY STREET					1.6	M
DWELLING COVERAGE					243	sqm
SITE COVERAGE %					60	%
BUILDING AREA						
GROUND FLOOR	119	sqm	108	sqm	227	sqm
FIRST FLOOR	56	sqm	90	sqm	146	sqm
TOTAL AREA	175	sqm	198	sqm	373	sqm
CAR PARKING	1	spaces	1	spaces	2	spaces
PRIVATE OPEN SPACE	114	sqm	60	sqm	174	sqm
SECLUDED PRIVATE OPEN SPACE (GL)	28	sqm	25	sqm	53	sqm
BALCONY / TERRACE (L1)	7	sqm	10	sqm	17	sqm
PERMEABILITY SITE AREA	73	sqm	26	sqm	97	sqm
SITE PERMEABILITY %					24	%
GARDEN AREA	103	sqm	46	sqm	149	sqm
GARDEN AREA %					37	%

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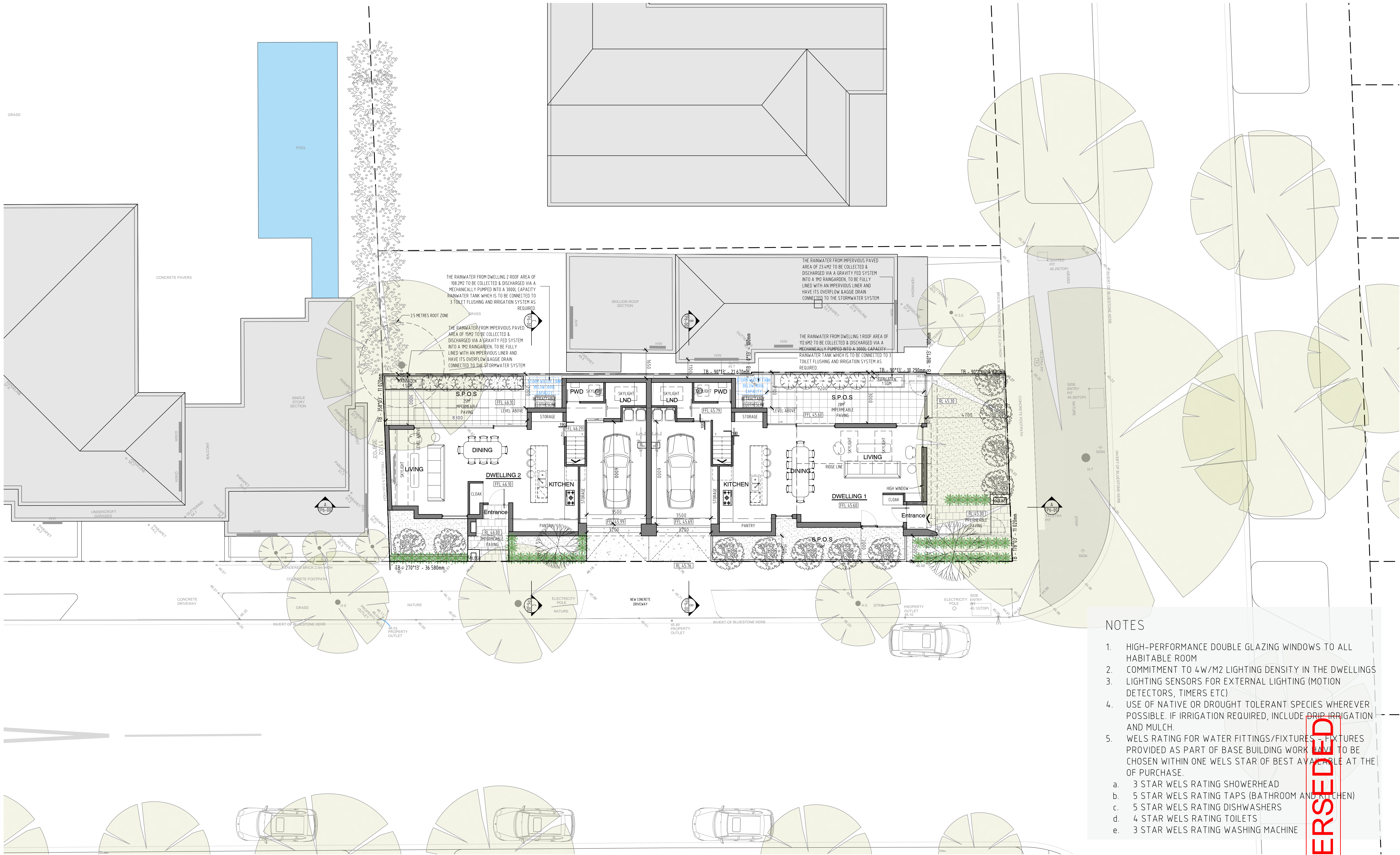
5.0 ARCHITECTURAL DRAWINGS



25 Dixon Street, Malvern
TOWNHOUSE DEVELOPMENT

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- NOTES**
1. HIGH-PERFORMANCE DOUBLE GLAZING WINDOWS TO ALL HABITABLE ROOM
 2. COMMITMENT TO 4W/M2 LIGHTING DENSITY IN THE DWELLINGS
 3. LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC)
 4. USE OF NATIVE OR DROUGHT TOLERANT SPECIES WHEREVER POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION AND MULCH.
 5. WELS RATING FOR WATER FITTINGS/FIXTURES - FIXTURES PROVIDED AS PART OF BASE BUILDING WORK HAVE TO BE CHOSEN WITHIN ONE WELS STAR OF BEST AVAILABLE AT THE OF PURCHASE.
 - a. 3 STAR WELS RATING SHOWERHEAD
 - b. 5 STAR WELS RATING TAPS (BATHROOM AND KITCHEN)
 - c. 5 STAR WELS RATING DISHWASHERS
 - d. 4 STAR WELS RATING TOILETS
 - e. 3 STAR WELS RATING WASHING MACHINE

SUPERSEDED

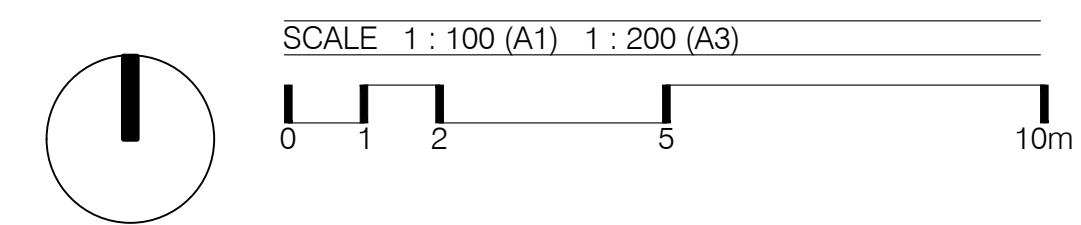
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Revision

Date	Issue	AA No.	Description
10.06.19	G		Issued for RFI



Architecton

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Melbourne, 3000
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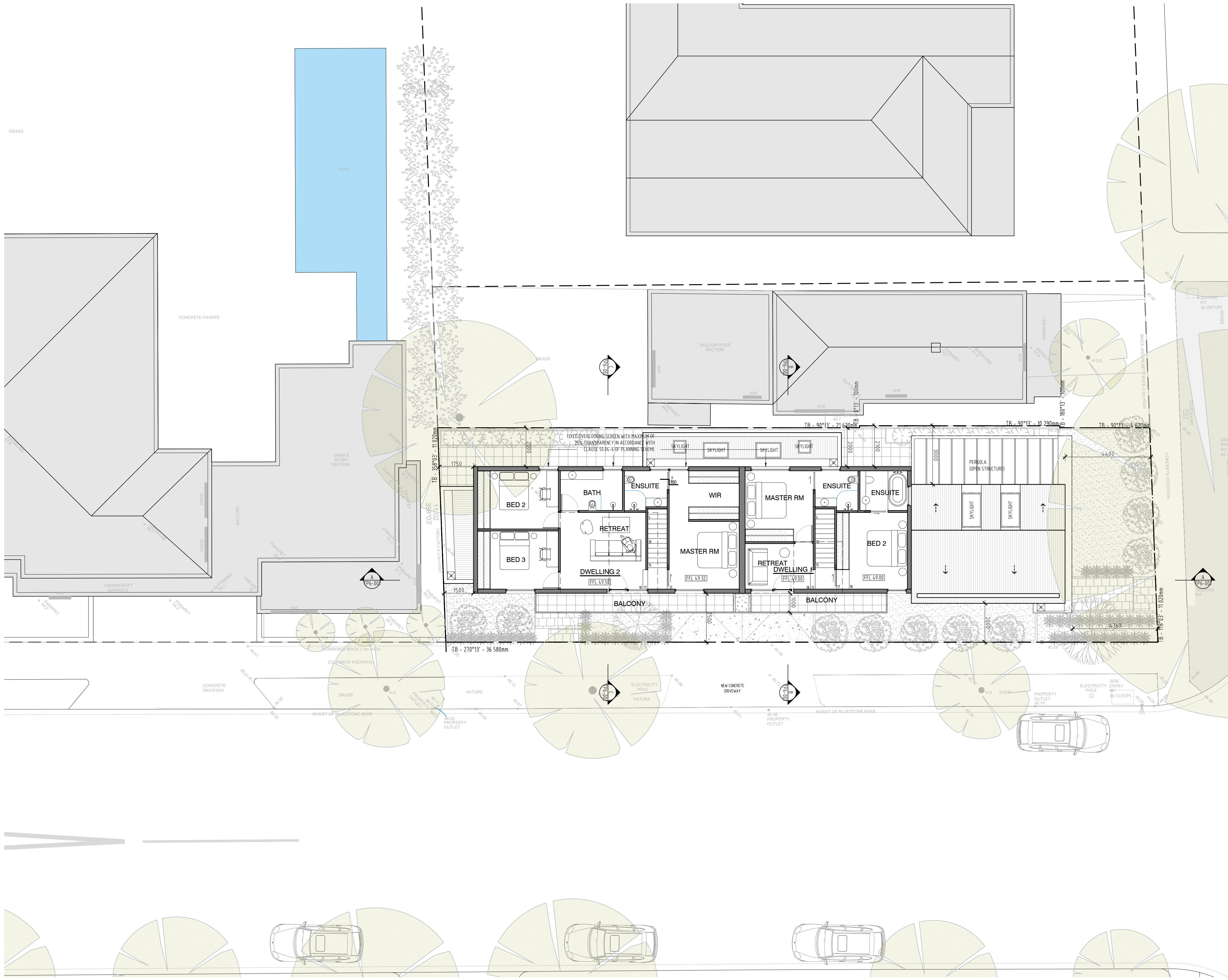
T +61 3 9662 3366
E info@architecton.com.au
W architecton.com.au

25 Dixon Street, Malvern

Ground Plan

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-001	Rev. G
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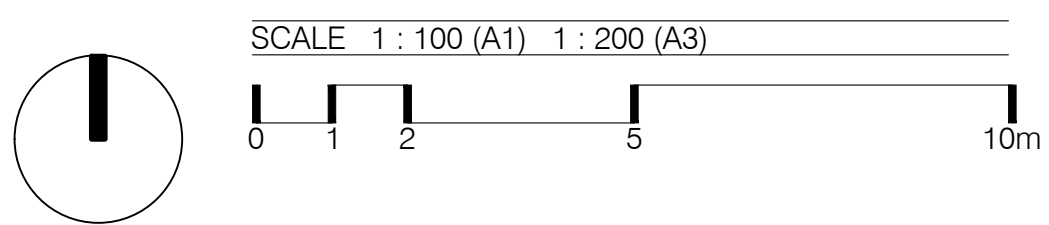
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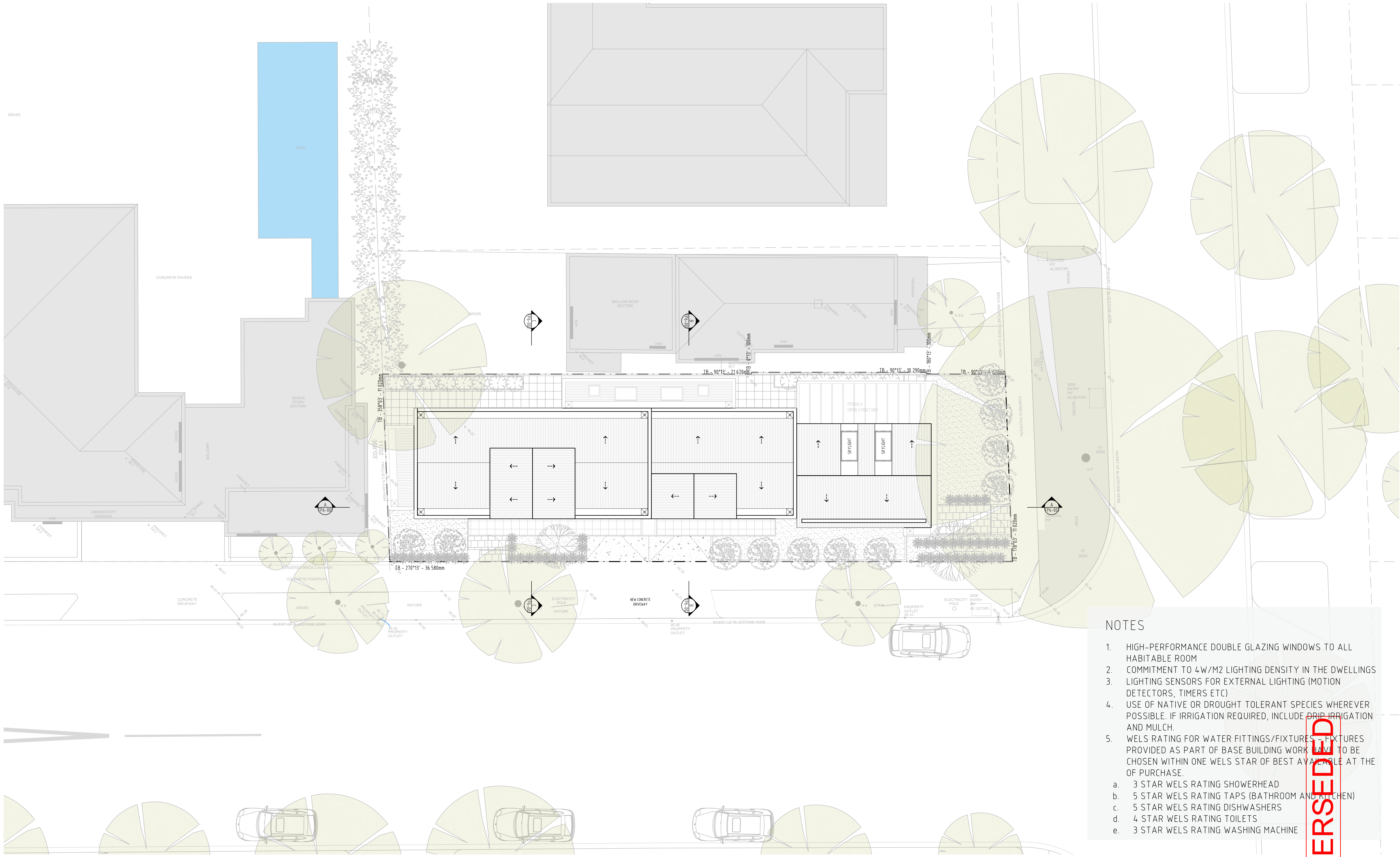
Date	Issue	AA No.	Description
10.06.19	G		Issued for RFI



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25 Dixon Street, Malvern
 Level 1 Plan
 Job No. 1802359
 Scale: 1:100@A1
 1:200@A3
 Dwg No. TP2-002
 Rev. G

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SUPERSEDED

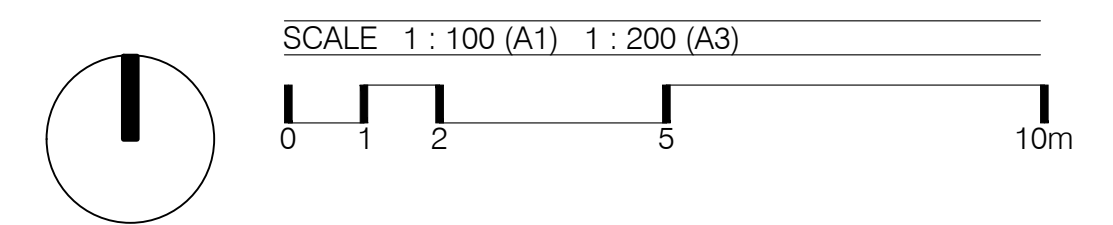
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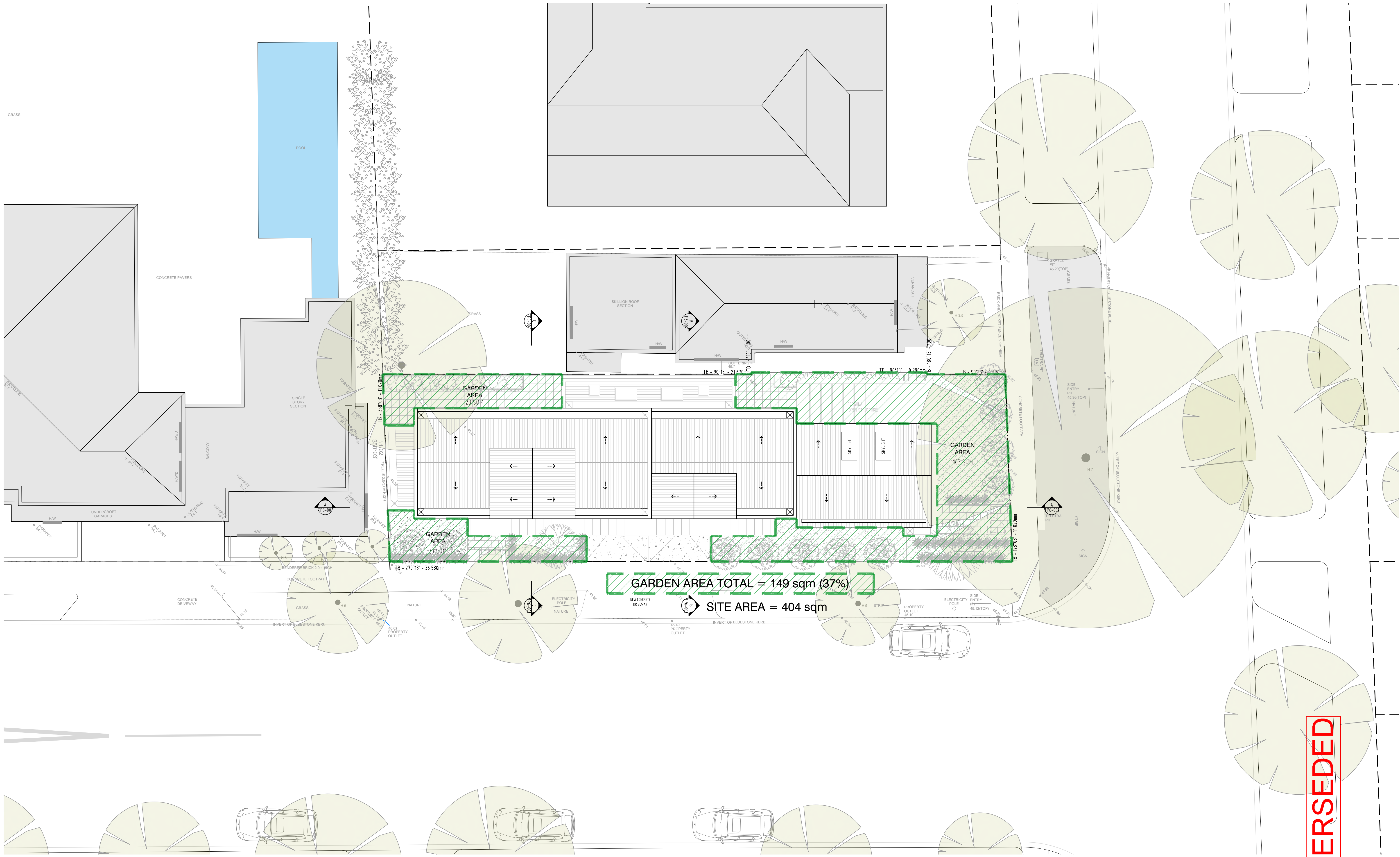
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25 Dixon Street, Malvern

Roof Plan

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-003	Rev. G
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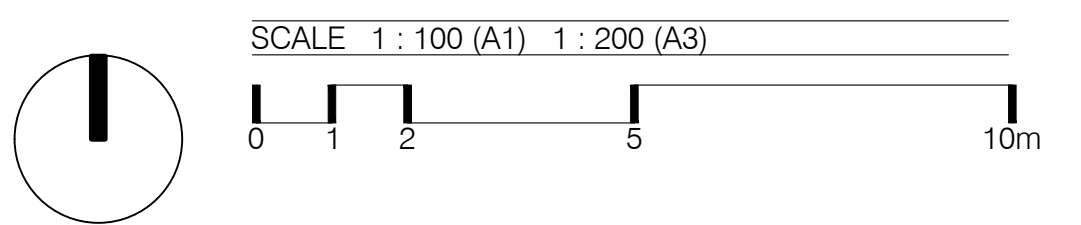
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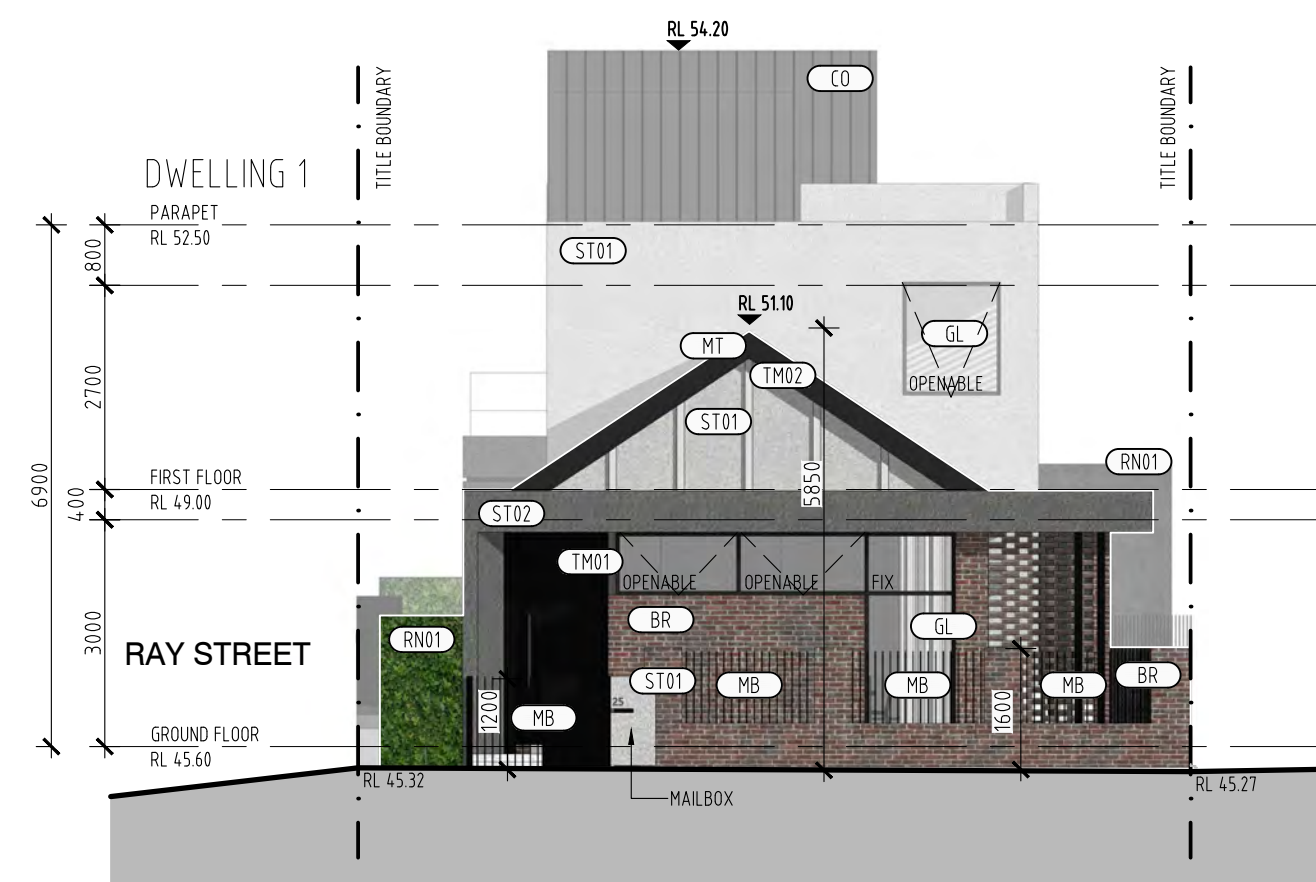
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Garden Area Plan

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-004	Rev. G
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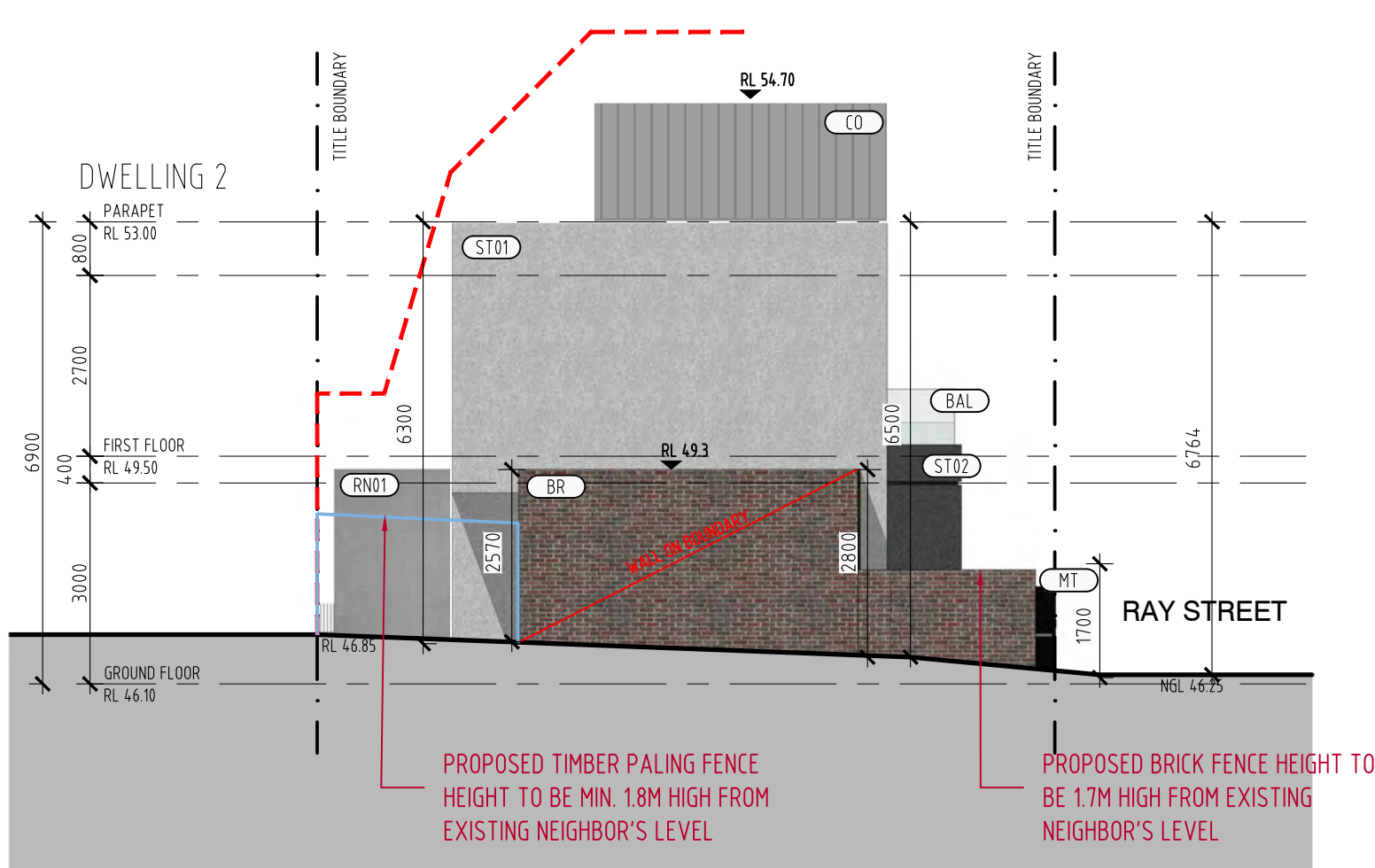
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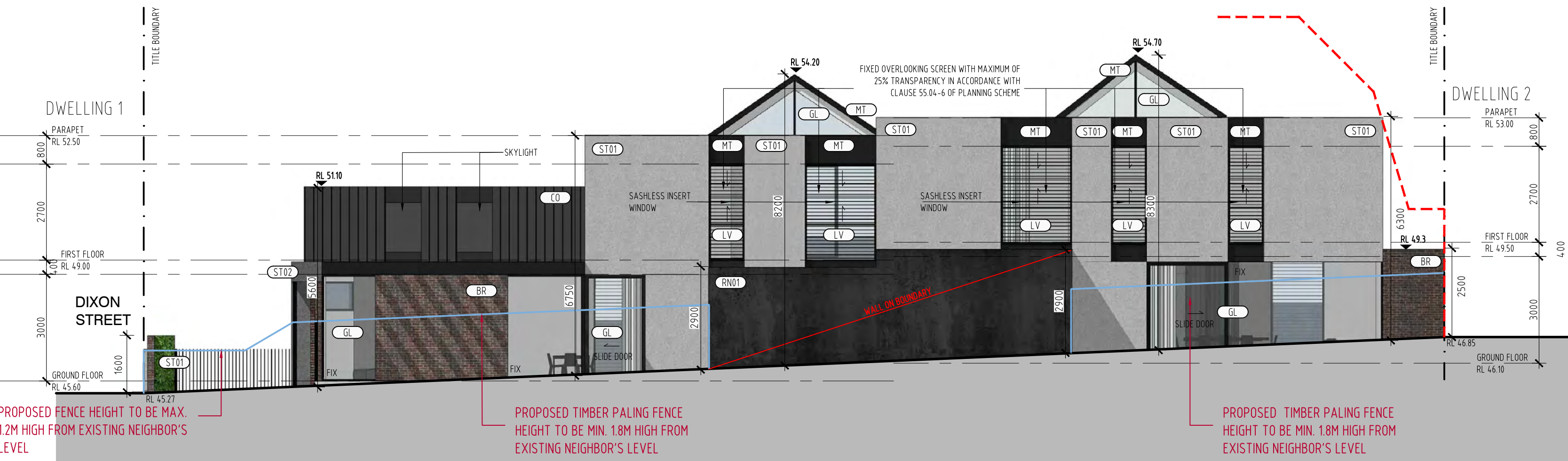
1 EAST ELEVATION
TP5-001 1:100



2 SOUTH ELEVATION
TP5-001 1:100



3 WEST ELEVATION
TP5-001 1:100



4 NORTH ELEVATION
TP5-001 1:100

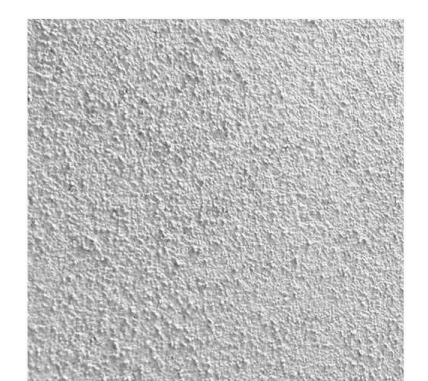
SP02
SPANDREL PANELS (TO MATCH ST02 COLOUR)
GARAGE DOOR



TM02
TIMBER PAINT (TO MATCH ST01 COLOUR)
DECOR



ST01
STUCCO RENDER LIGHT



ST02
STUCCO RENDER GREY



MT
BLACK METAL COMPOSITE PANEL



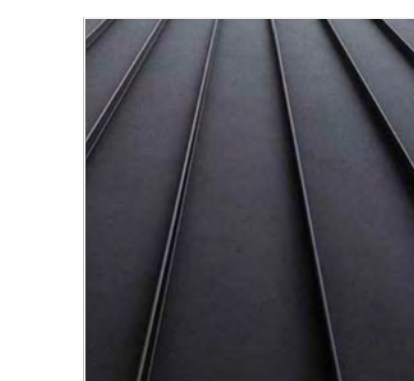
RN01
COLOUR CHARCOAL CEMENT RENDER



GL
BLACK ALUMINIUM FRAMED GLAZING



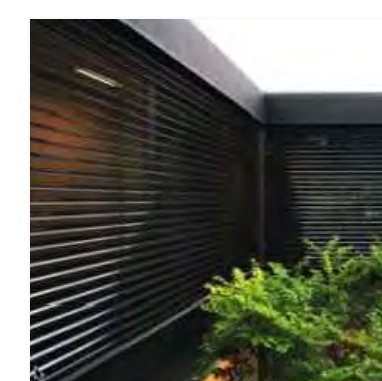
CO
BLACK COLORBOND ROOF



BR
SELECTED BRICK VENEER DANIEL ROBERTSON HAWTHORN (OR SIMILAR)



LV
BLACK METAL PRIVACY LOUVRE



MB
BLACK METAL BATTEN LOUVRE



BAL
FRAMELESS GLASS BALUSTRADE



TM01
TIMBER PAINT DARK ENTRANCE DOOR



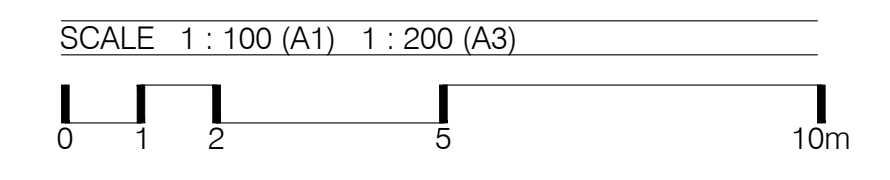
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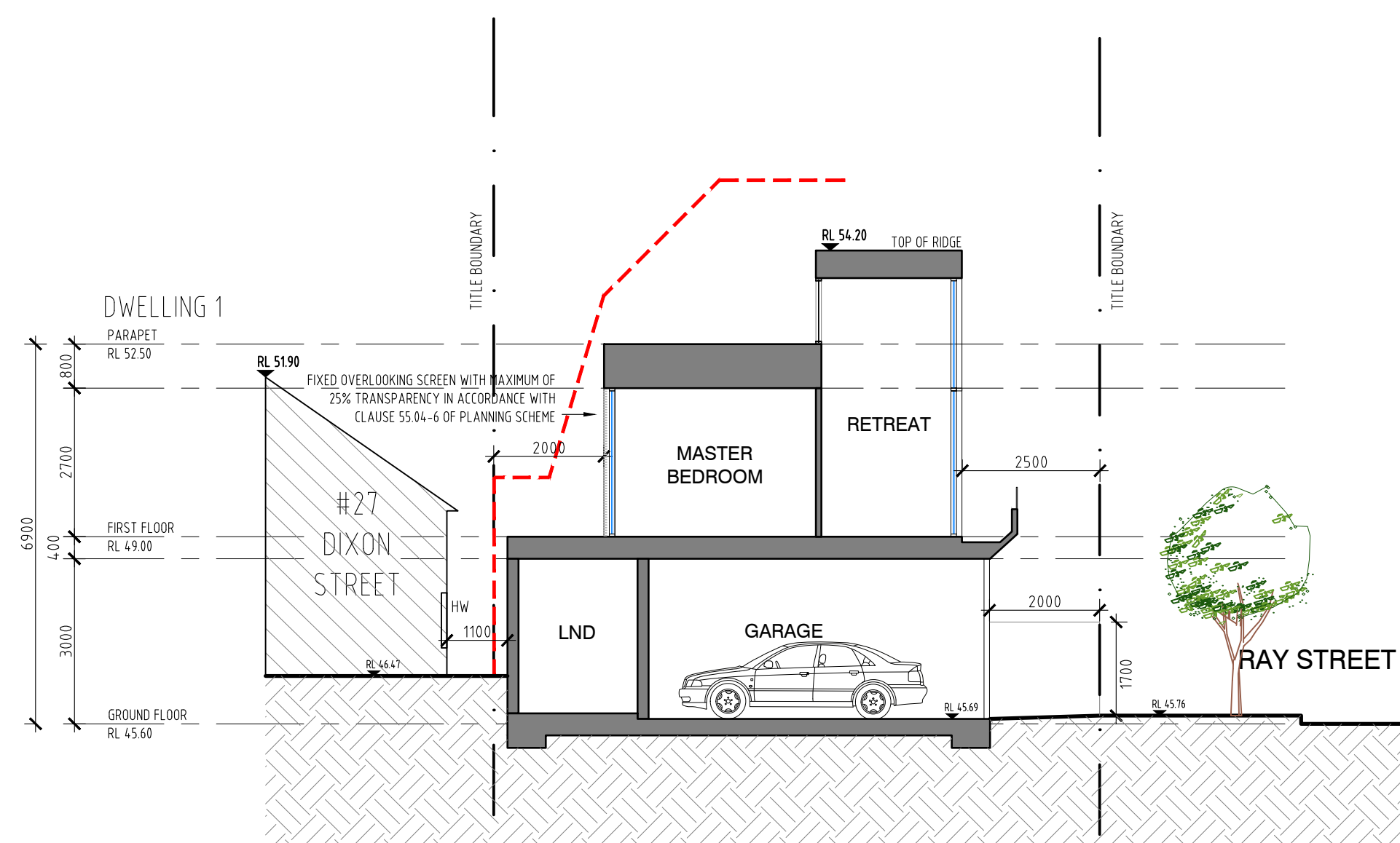
Elevations

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-001	Rev. G
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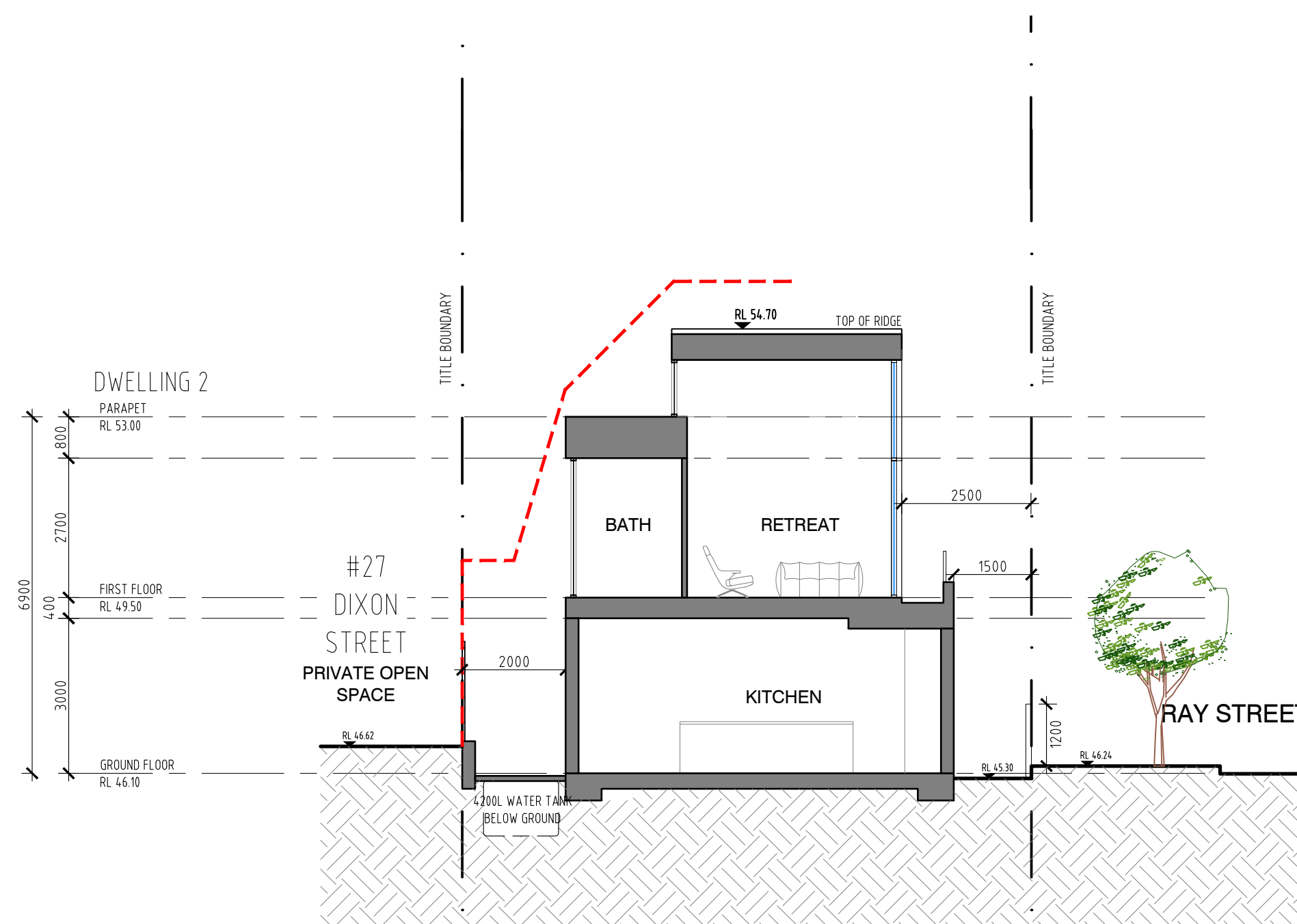
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1 STREETScape ELEVATION
TP6-001 1:100



2 SECTION BB
TP6-001 1:100



3 SECTION CC
TP6-001 1:100

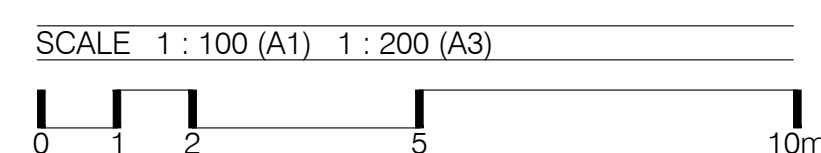
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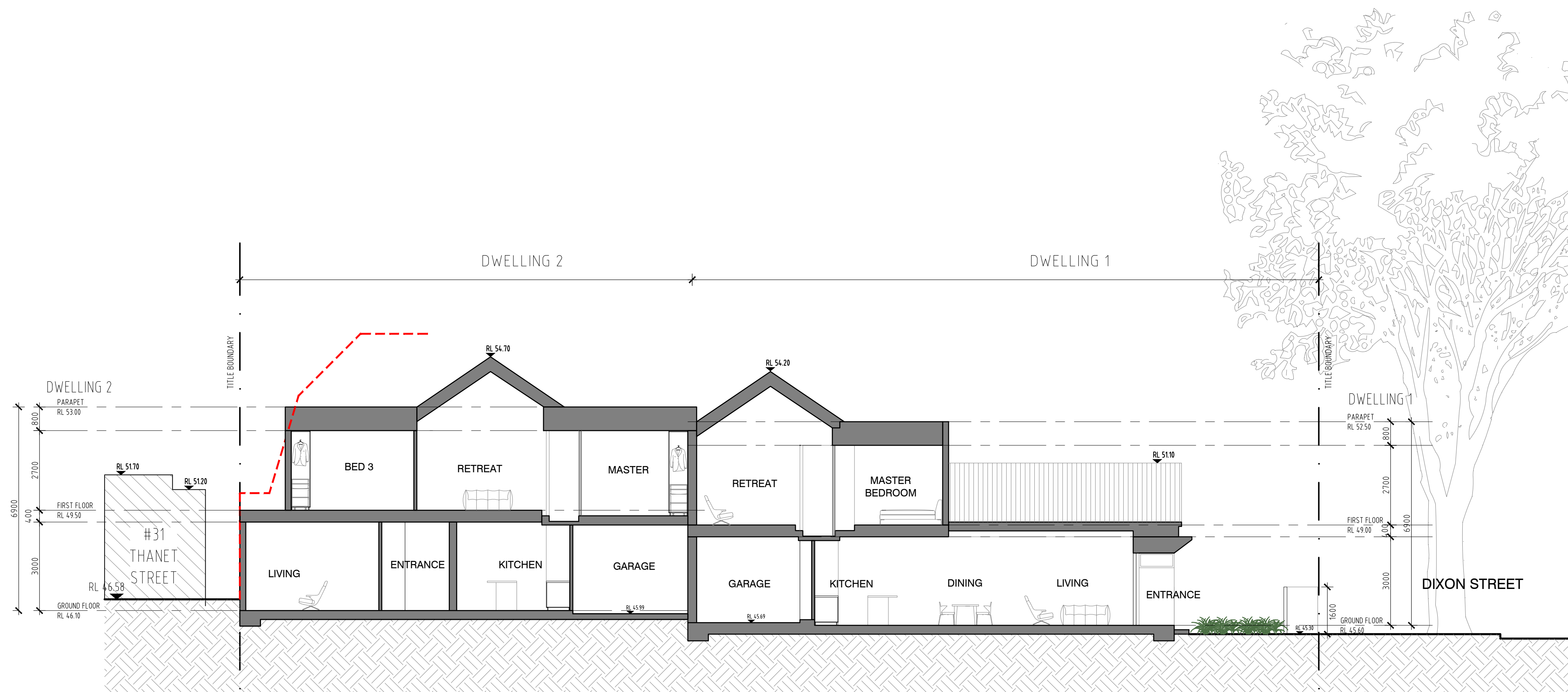
25 Dixon Street, Malvern

Streetscape Elevation & Sections

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP6-001	Rev. G
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1 SECTION BB
TP6-002 1:100

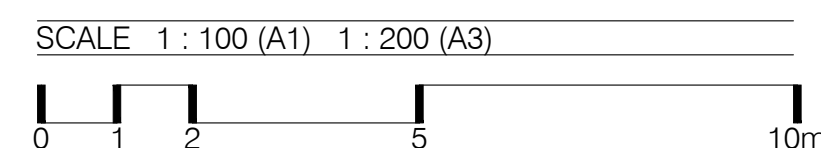
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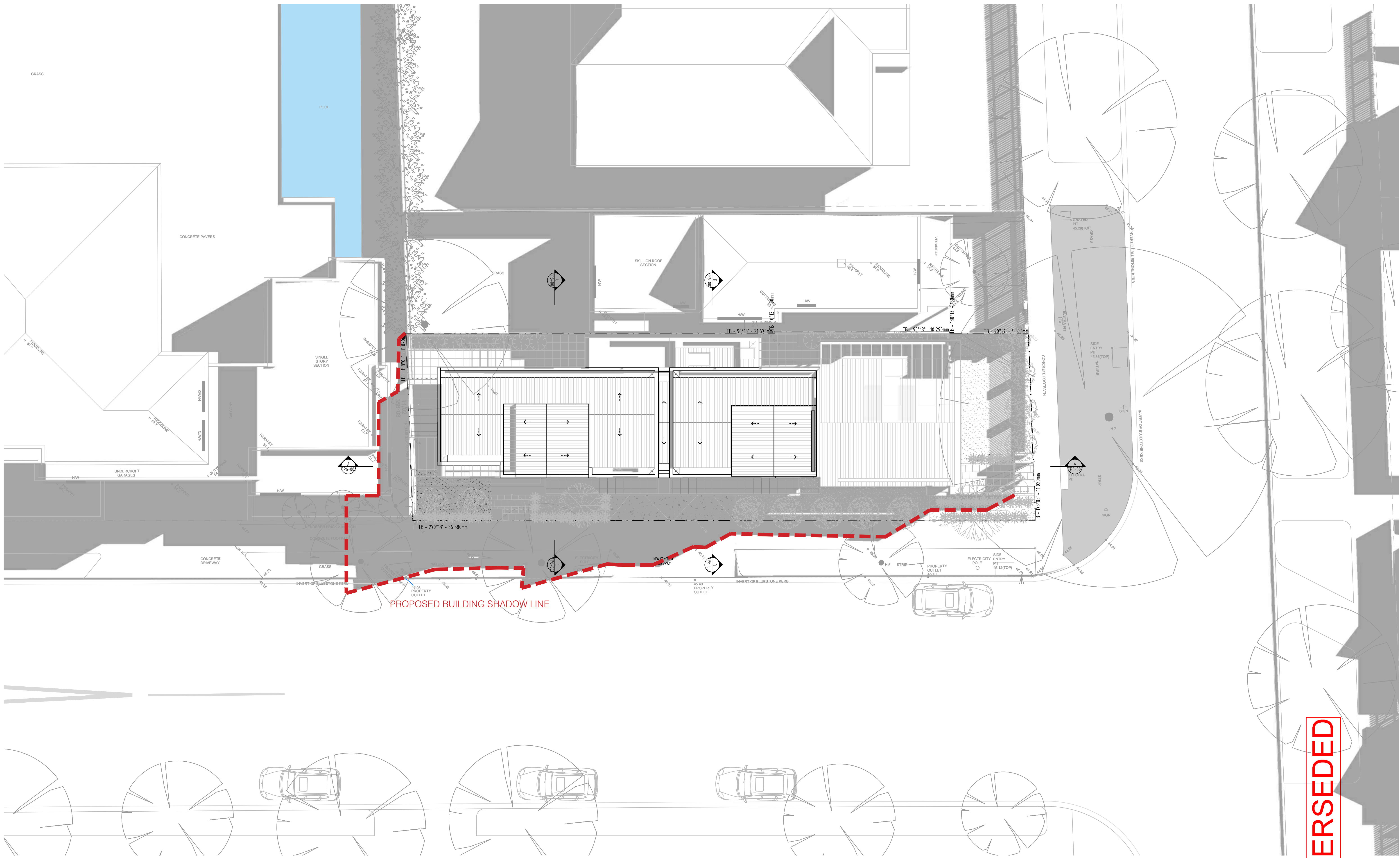
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Section

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Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP6-002	Rev. G
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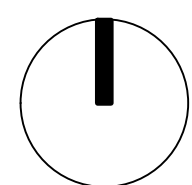
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Shadow Diagram - 22 Sept @ 09.00 am

Job No.
1802359

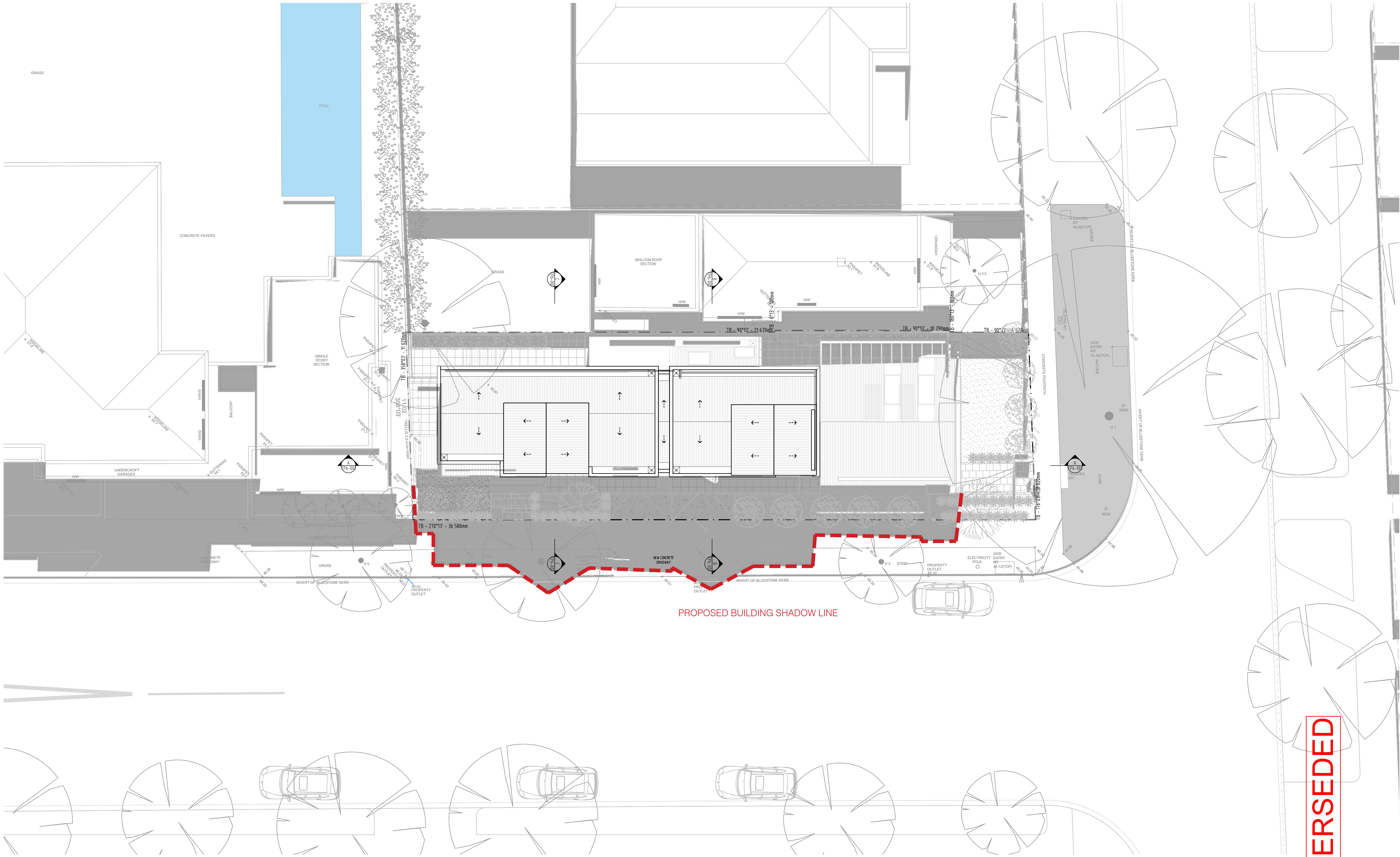
Scale:
1:100@A1
1:200@A3

Dwg No.
TP11-001

Rev.
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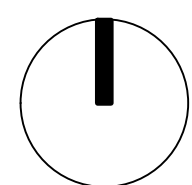
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Shadow Diagram - 22 Sept @ 12.00 pm

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP11-002	Rev. B
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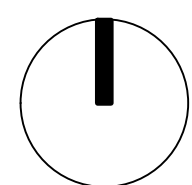
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25 DIXON STREET, MALVERN

TOWNHOUSE DEVELOPMENT



Town Planning Issue_AUGUST 2020

25 Dixon Street, Malvern
TOWNHOUSE DEVELOPMENT

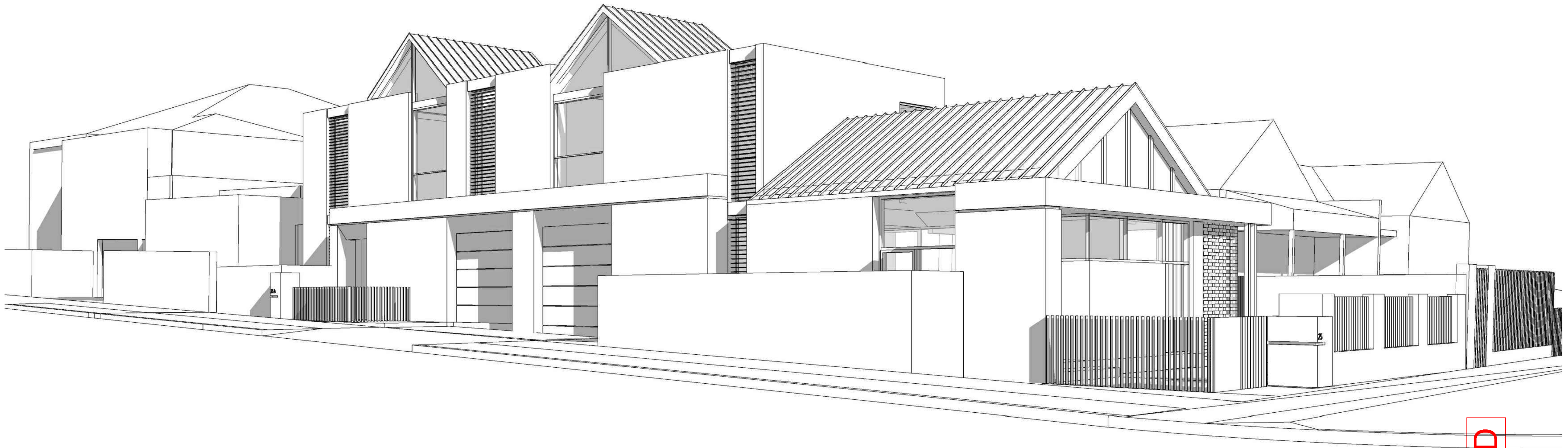
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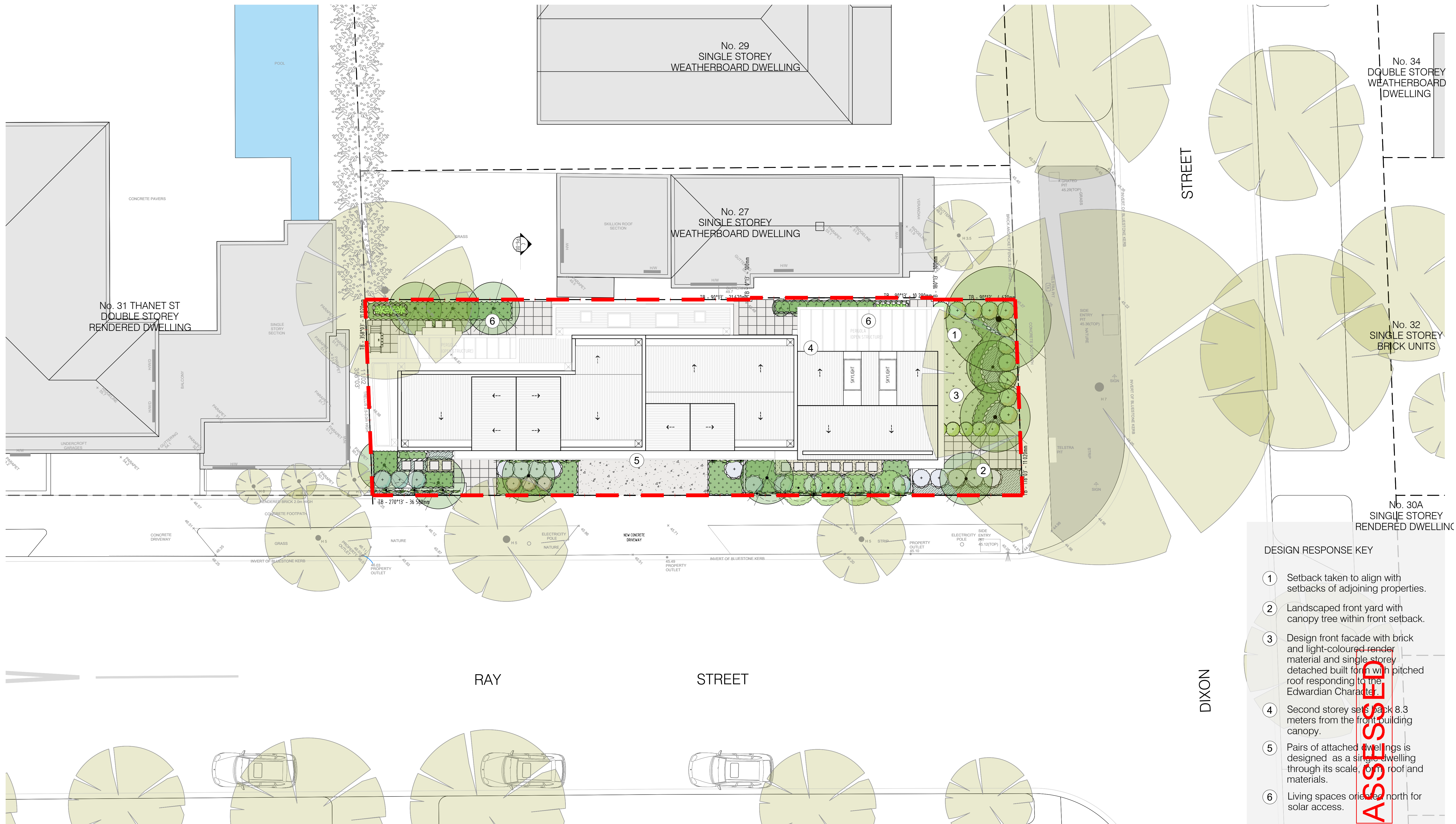
3.0 DESIGN PROPOSAL



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3.0 DESIGN RESPONSE

3.01 DESIGN RESPONSE PLAN



- DESIGN RESPONSE KEY**
- 1 Setback taken to align with setbacks of adjoining properties.
 - 2 Landscaped front yard with canopy tree within front setback.
 - 3 Design front facade with brick and light coloured render material and single storey detached built form with pitched roof responding to the Edwardian Character.
 - 4 Second storey sets back 8.3 meters from the front building canopy.
 - 5 Pairs of attached dwellings is designed as a single dwelling through its scale, form and materials.
 - 6 Living spaces orient north for solar access.

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TOWNHOUSE DEVELOPMENT

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3.0 DESIGN RESPONSE

3.02 RENDER



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3.0 DESIGN RESPONSE

3.03 RENDER



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3.0 DESIGN RESPONSE

3.04 RENDER



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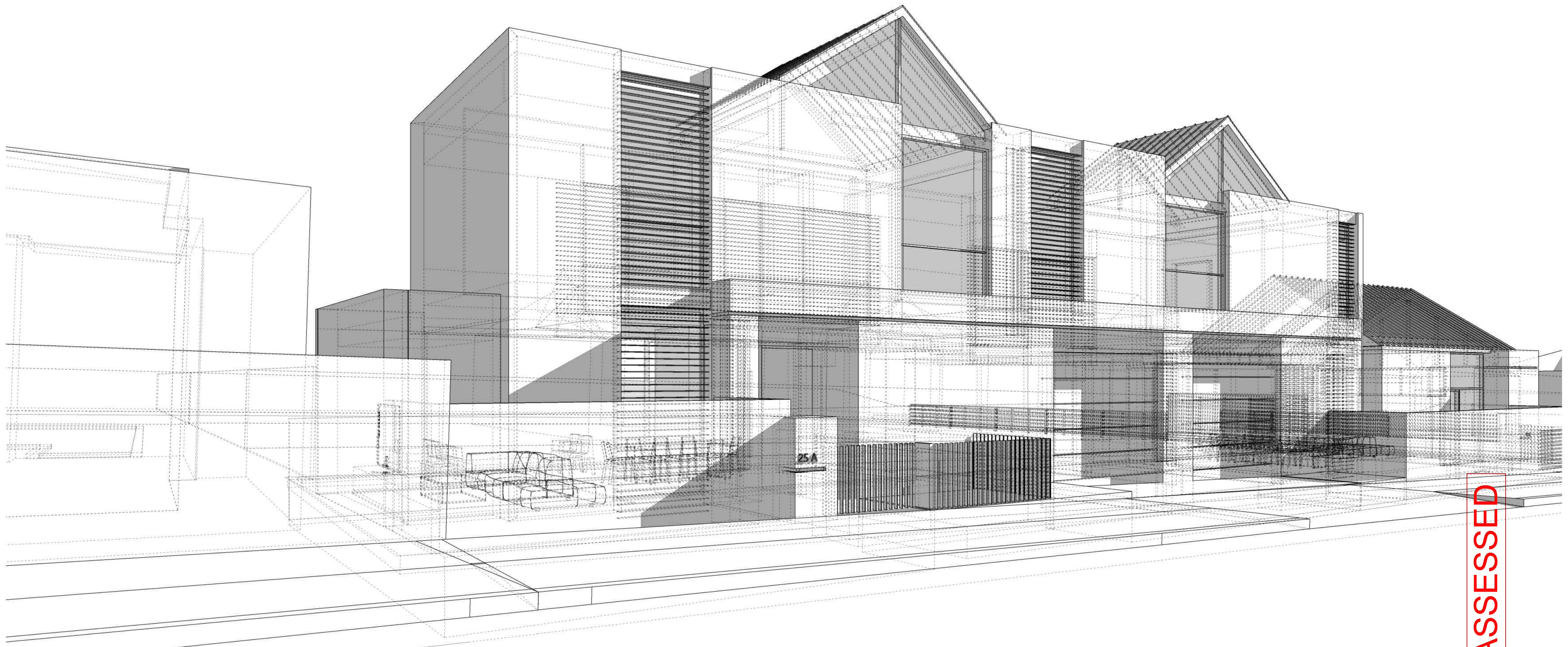
3.0 DESIGN RESPONSE



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4.0 DEVELOPMENT SUMMARY



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4.0 DEVELOPMENT SUMMARY

4.01 DEVELOPMENT SUMMARY

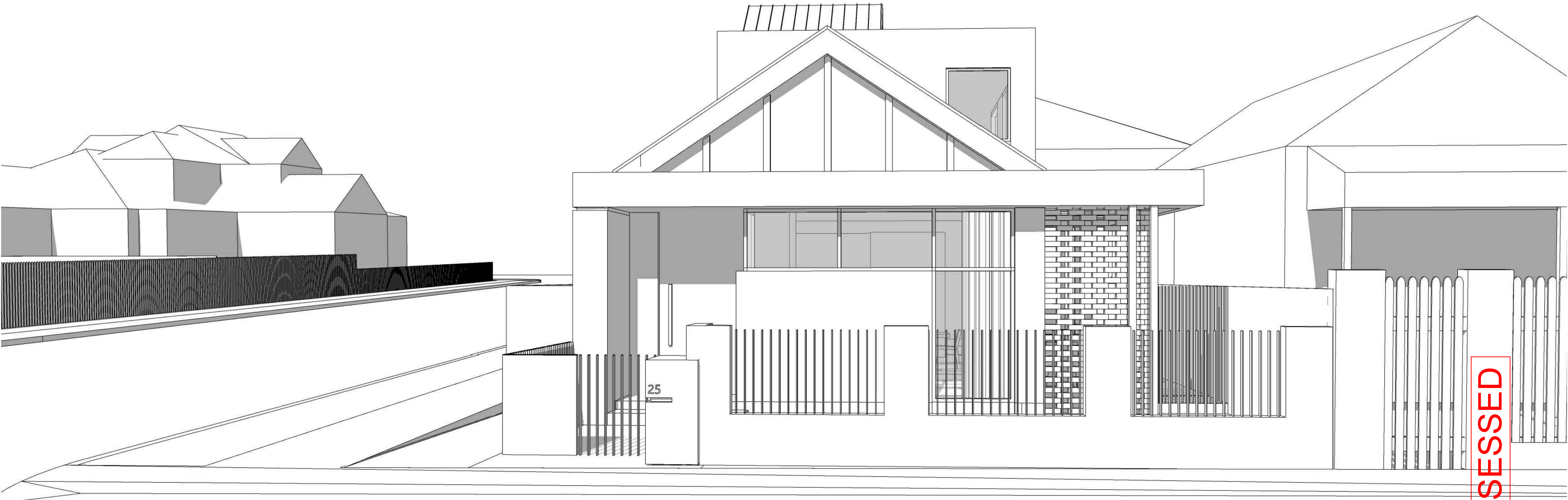
DEVELOPMENT SUMMARY

	DWELLING 1		DWELLING 2		TOTAL	
SITE AREA					404	sqm
AVERAGE SETBACK OF DIXON STREET (IMMEDIATE AREA)					4.38	M
AVERAGE SETBACK OF RAY STREET					1.6	M
DWELLING COVERAGE					226	sqm
SITE COVERAGE %					56	%
BUILDING AREA						
GROUND FLOOR	115	sqm	105	sqm	220	sqm
FIRST FLOOR	53	sqm	67	sqm	120	sqm
TOTAL AREA	168	sqm	172	sqm	340	sqm
CAR PARKING	1	spaces	1	spaces	2	spaces
PRIVATE OPEN SPACE	118	sqm	64	sqm	182	sqm
SECLUDED PRIVATE OPEN SPACE (GL)	28	sqm	25	sqm	53	sqm
PERMEABILITY SITE AREA	77	sqm	29	sqm	106	sqm
SITE PERMEABILITY %					26	%
GARDEN AREA	105	sqm	58	sqm	163	sqm
GARDEN AREA %					40	%

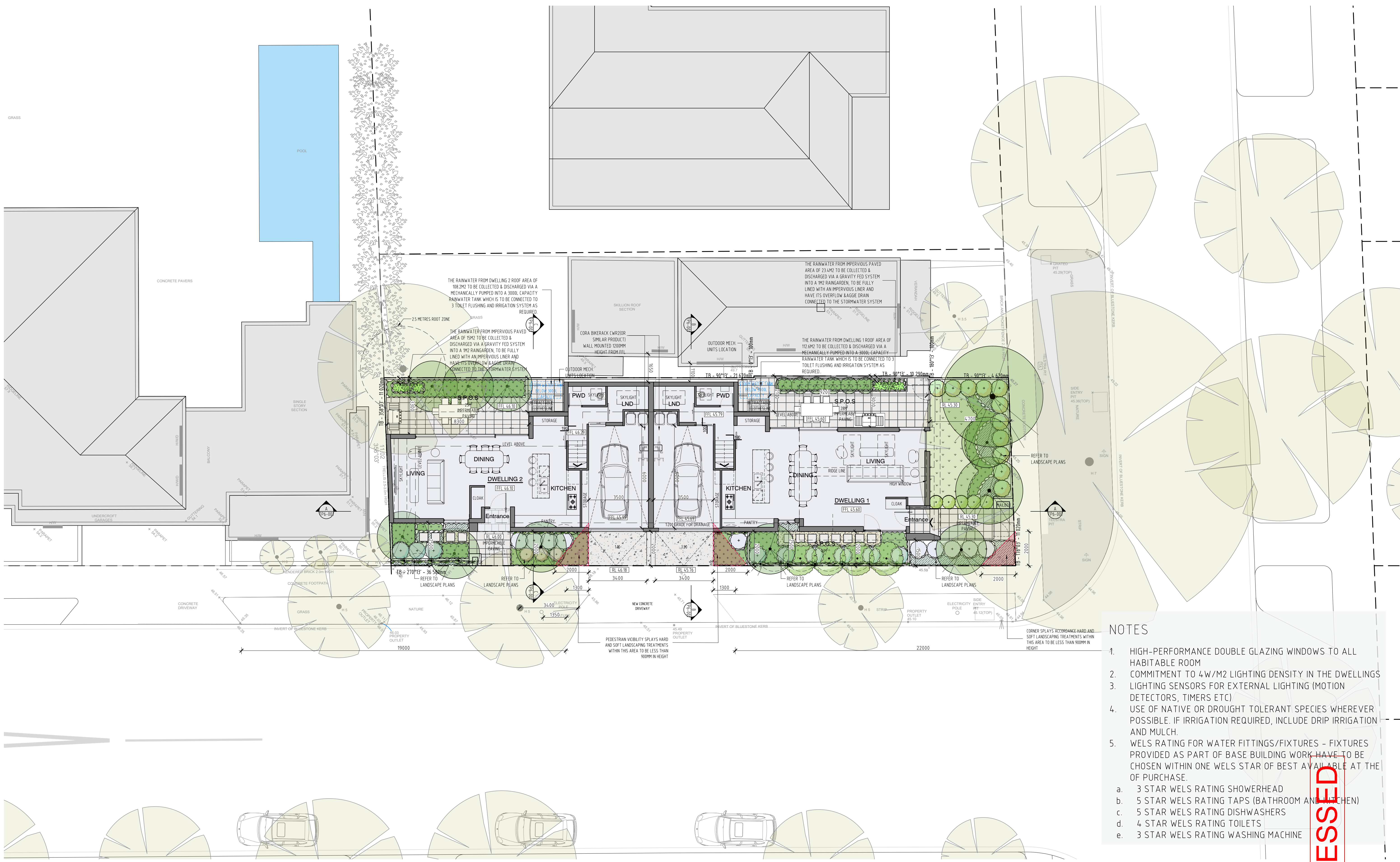
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5.0 ARCHITECTURAL DRAWINGS



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- NOTES**
1. HIGH-PERFORMANCE DOUBLE GLAZING WINDOWS TO ALL HABITABLE ROOM
 2. COMMITMENT TO 4W/M2 LIGHTING DENSITY IN THE DWELLINGS
 3. LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC)
 4. USE OF NATIVE OR DROUGHT TOLERANT SPECIES WHEREVER POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION AND MULCH.
 5. WELS RATING FOR WATER FITTINGS/FIXTURES - FIXTURES PROVIDED AS PART OF BASE BUILDING WORK HAVE TO BE CHOSEN WITHIN ONE WELS STAR OF BEST AVAILABLE AT THE OF PURCHASE.
 - a. 3 STAR WELS RATING SHOWERHEAD
 - b. 5 STAR WELS RATING TAPS (BATHROOM AND KITCHEN)
 - c. 5 STAR WELS RATING DISHWASHERS
 - d. 4 STAR WELS RATING TOILETS
 - e. 3 STAR WELS RATING WASHING MACHINE

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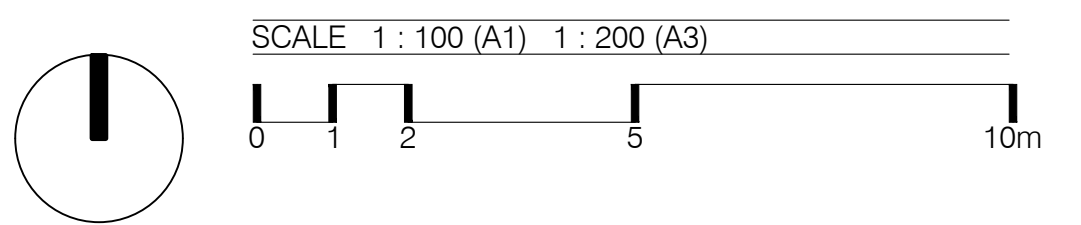
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07.10.19	I		Issued for RFI
22.10.19	J		Issued for RFI
05.02.20	K		Issued for VCAT
29.07.20	L		Issued for Review
30.07.20	M		Issued for Review



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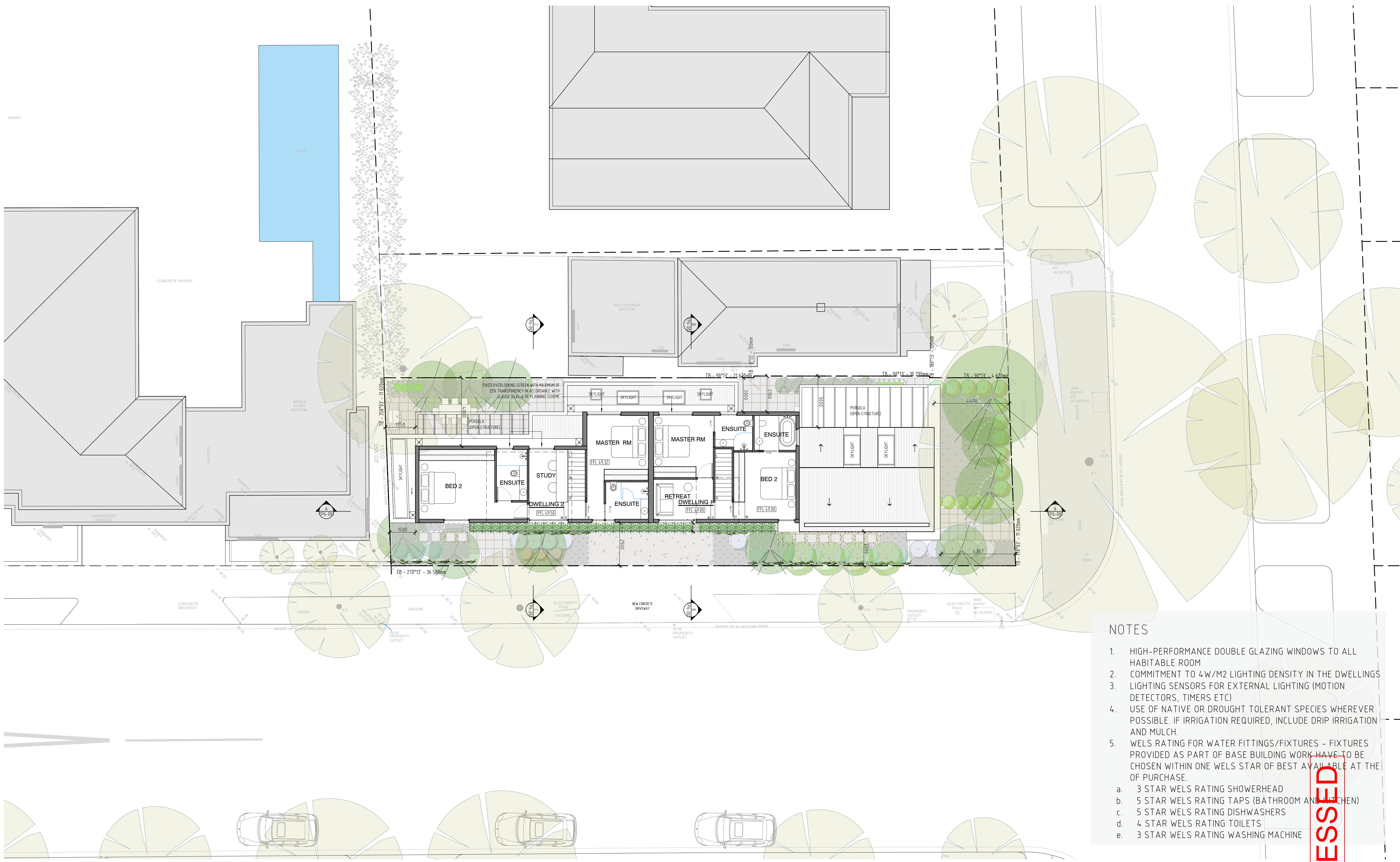
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Job No. 1802359
Scale: 1:100@A1
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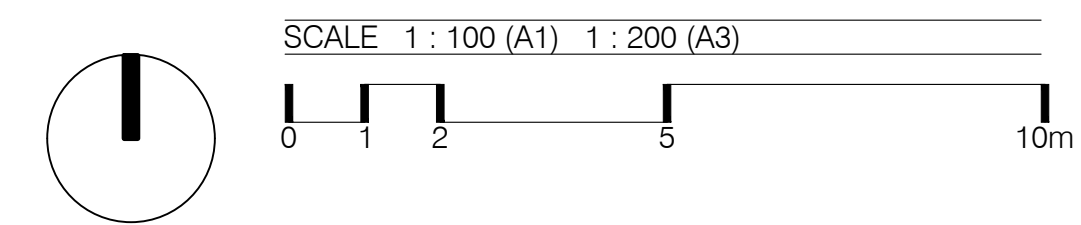
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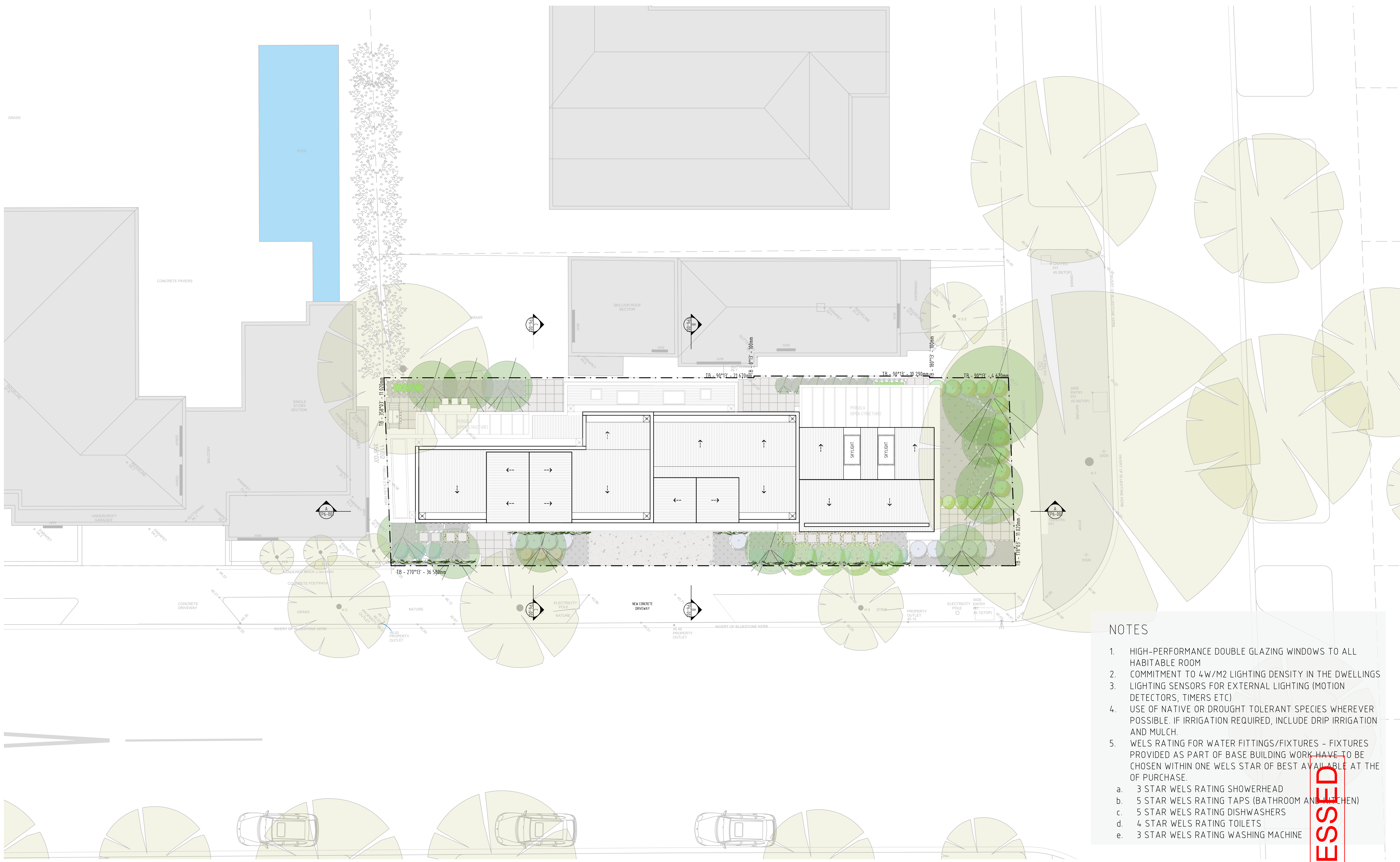
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25 Dixon Street, Malvern

Level 1 Plan

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-002	Rev. M
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 - LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC)
 - USE OF NATIVE OR DROUGHT TOLERANT SPECIES WHEREVER POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION AND MULCH.
 - WELS RATING FOR WATER FITTINGS/FIXTURES - FIXTURES PROVIDED AS PART OF BASE BUILDING WORK HAVE TO BE CHOSEN WITHIN ONE WELS STAR OF BEST AVAILABLE AT THE OF PURCHASE.
 - 3 STAR WELS RATING SHOWERHEAD
 - 5 STAR WELS RATING TAPS (BATHROOM AND KITCHEN)
 - 5 STAR WELS RATING DISHWASHERS
 - 4 STAR WELS RATING TOILETS
 - 3 STAR WELS RATING WASHING MACHINE

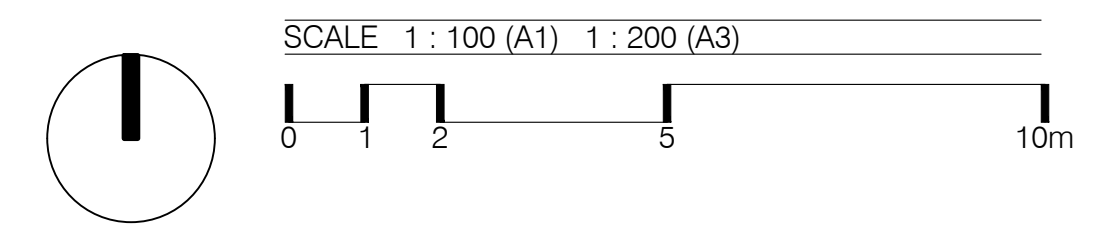
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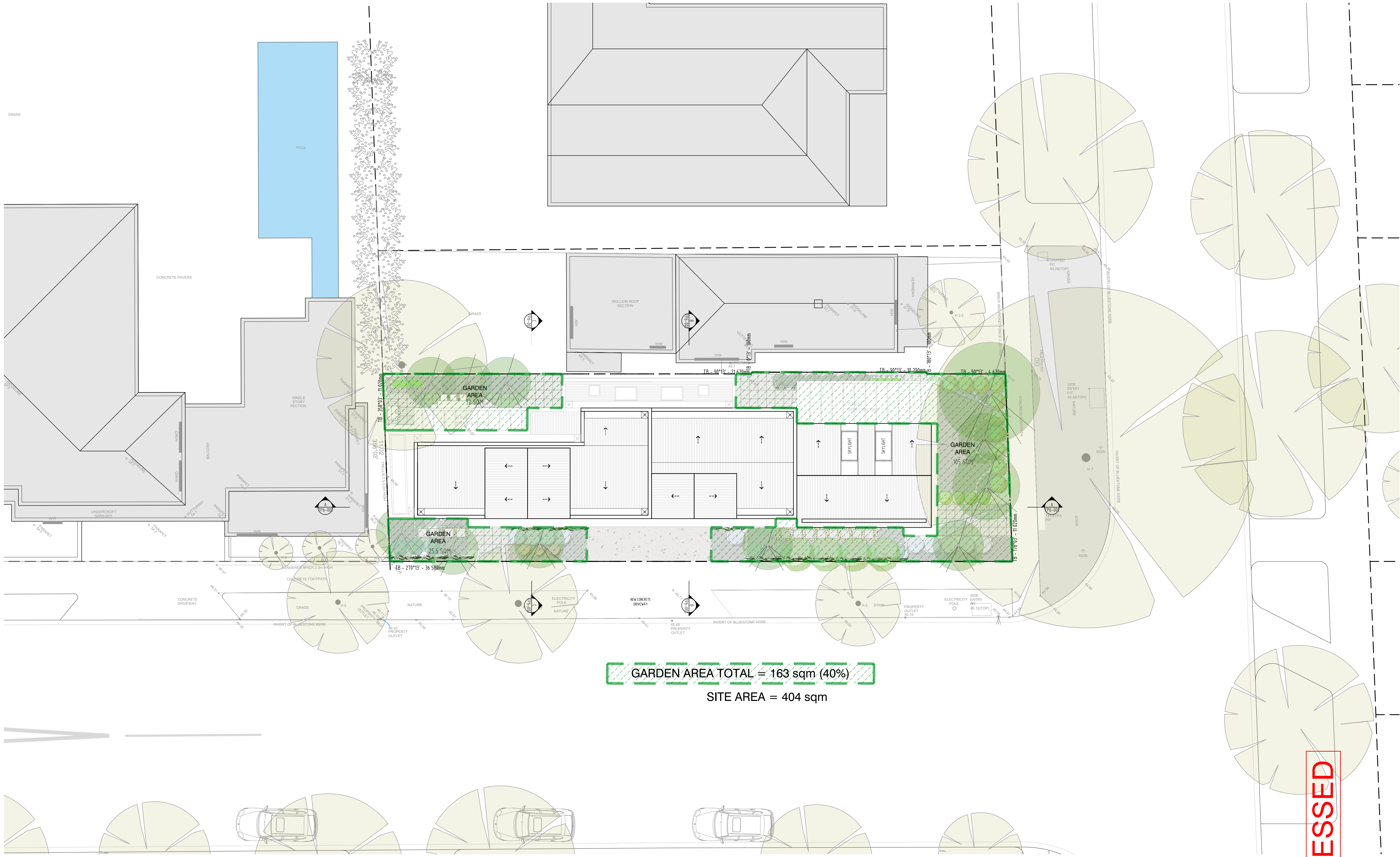
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25 Dixon Street, Malvern

Roof Plan

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-003	Rev. M
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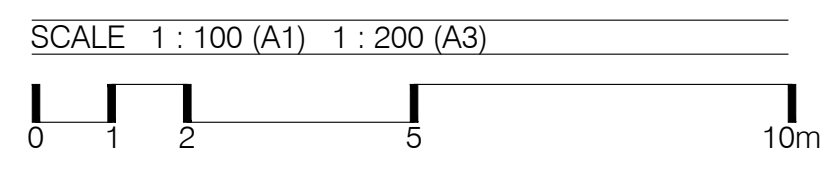
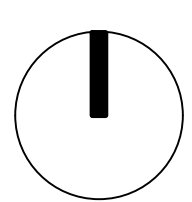
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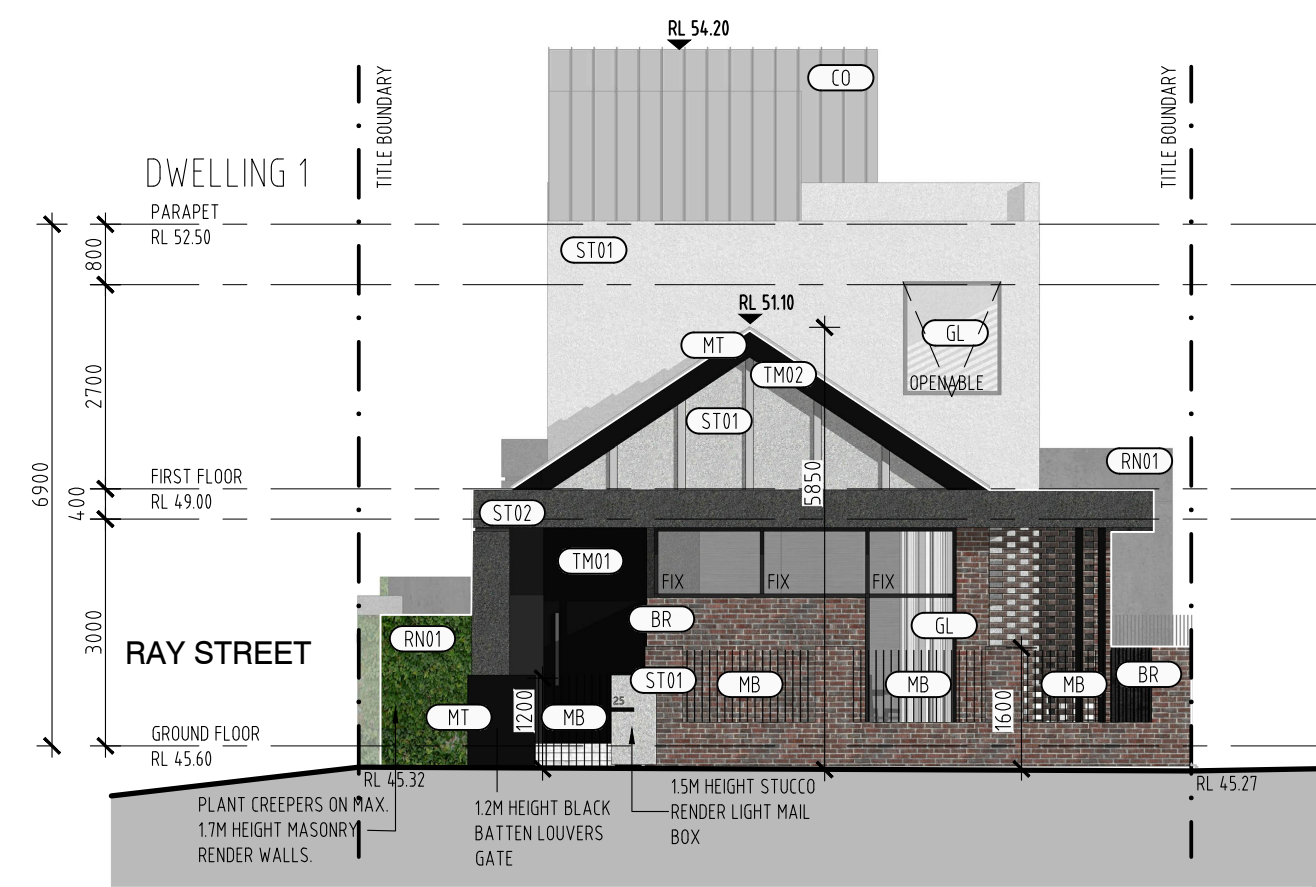
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Garden Area Plan

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP2-004	Rev. M
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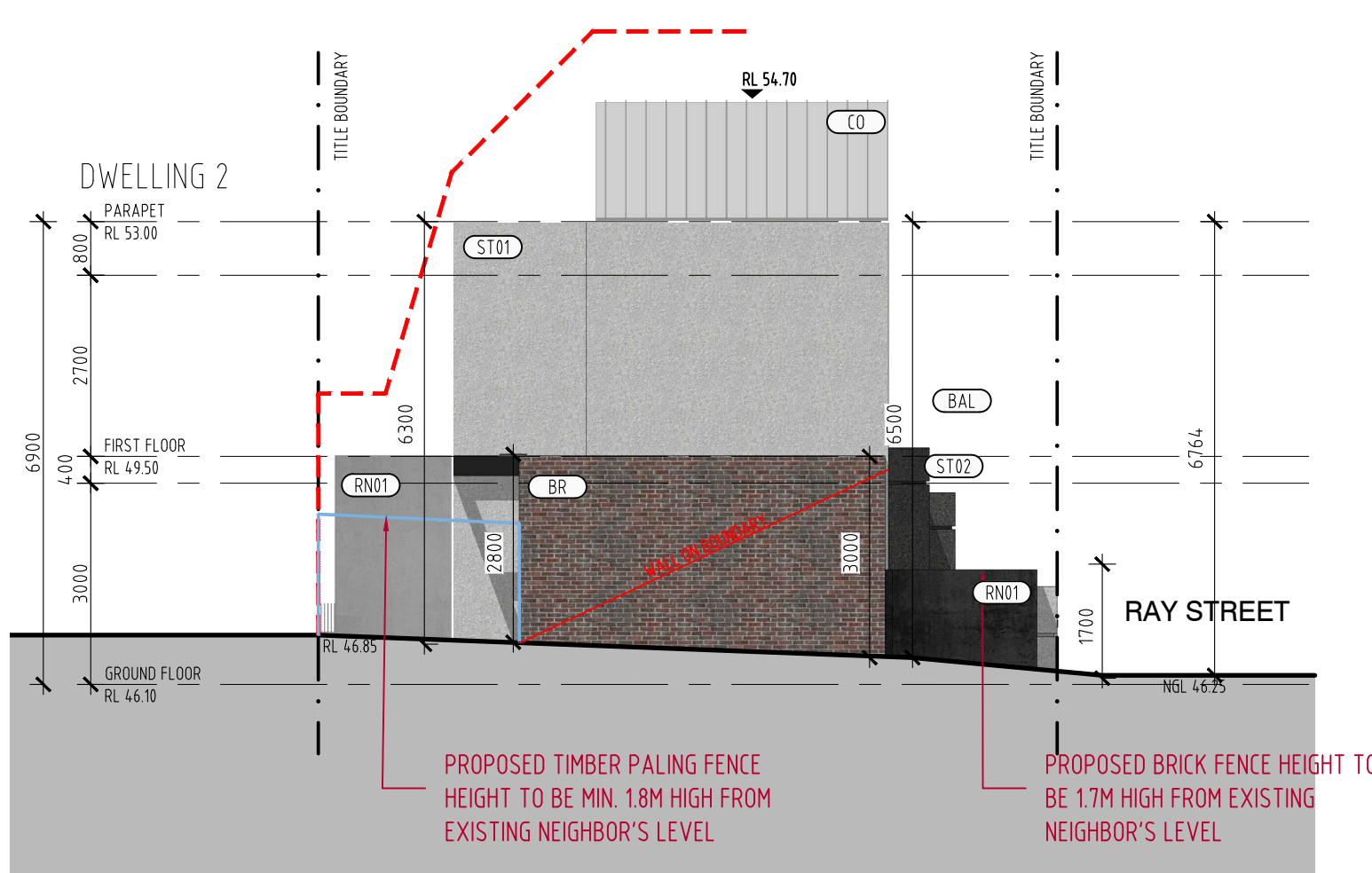
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1 EAST ELEVATION
TP5-001 1:100



2 SOUTH ELEVATION
TP5-001 1:100



3 WEST ELEVATION
TP5-001 1:100



4 NORTH ELEVATION
TP5-001 1:100

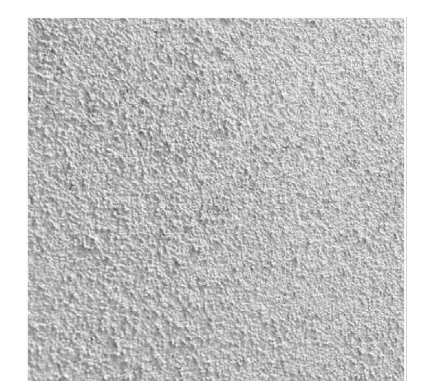
SP02
SPANDREL PANELS (TO MATCH ST02 COLOUR)
GARAGE DOOR



TM02
TIMBER PAINT (TO MATCH ST01 COLOUR)
DECOR



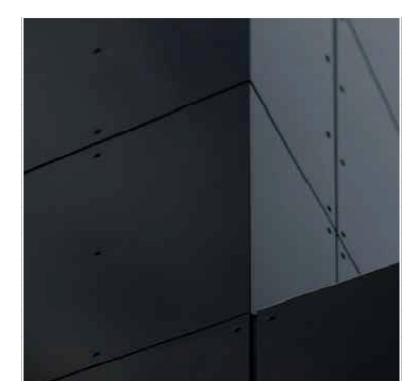
ST01
STUCCO RENDER LIGHT



ST02
STUCCO RENDER GREY



MT
BLACK METAL COMPOSITE PANEL



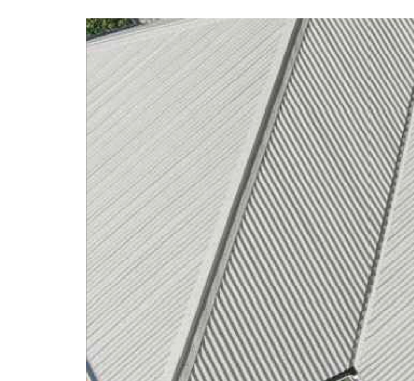
RN01
COLOUR CHARCOAL CEMENT RENDER



GL
BLACK ALUMINIUM FRAMED GLAZING



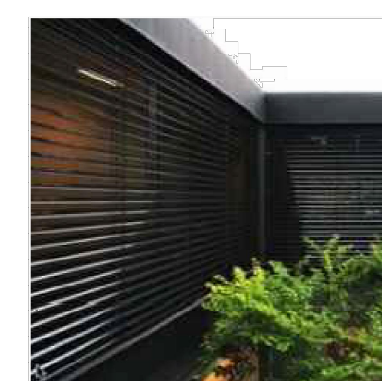
CO
GRAY COLORBOND ROOF



BR
SELECTED BRICK VENEER DANIEL ROBERTSON HAWTHORN (OR SIMILAR)



LV
BLACK METAL PRIVACY LOUVRE



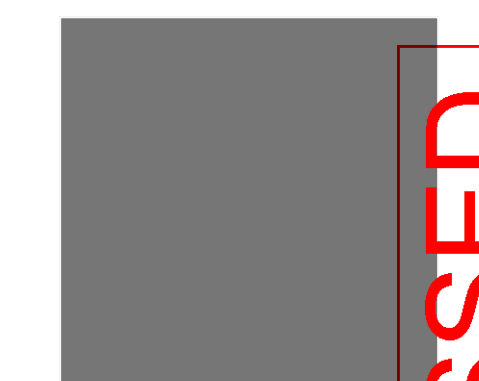
MB
BLACK METAL BATTEN LOUVRE



BAL
FRAMELESS GLASS BALUSTRADE



TM01
TIMBER PAINT DARK ENTRANCE DOOR



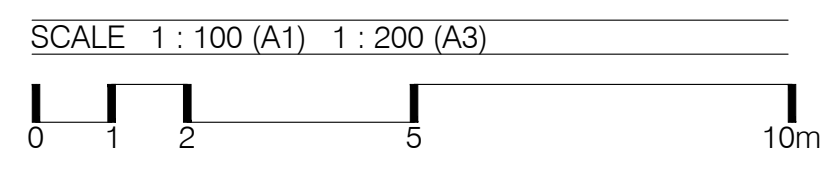
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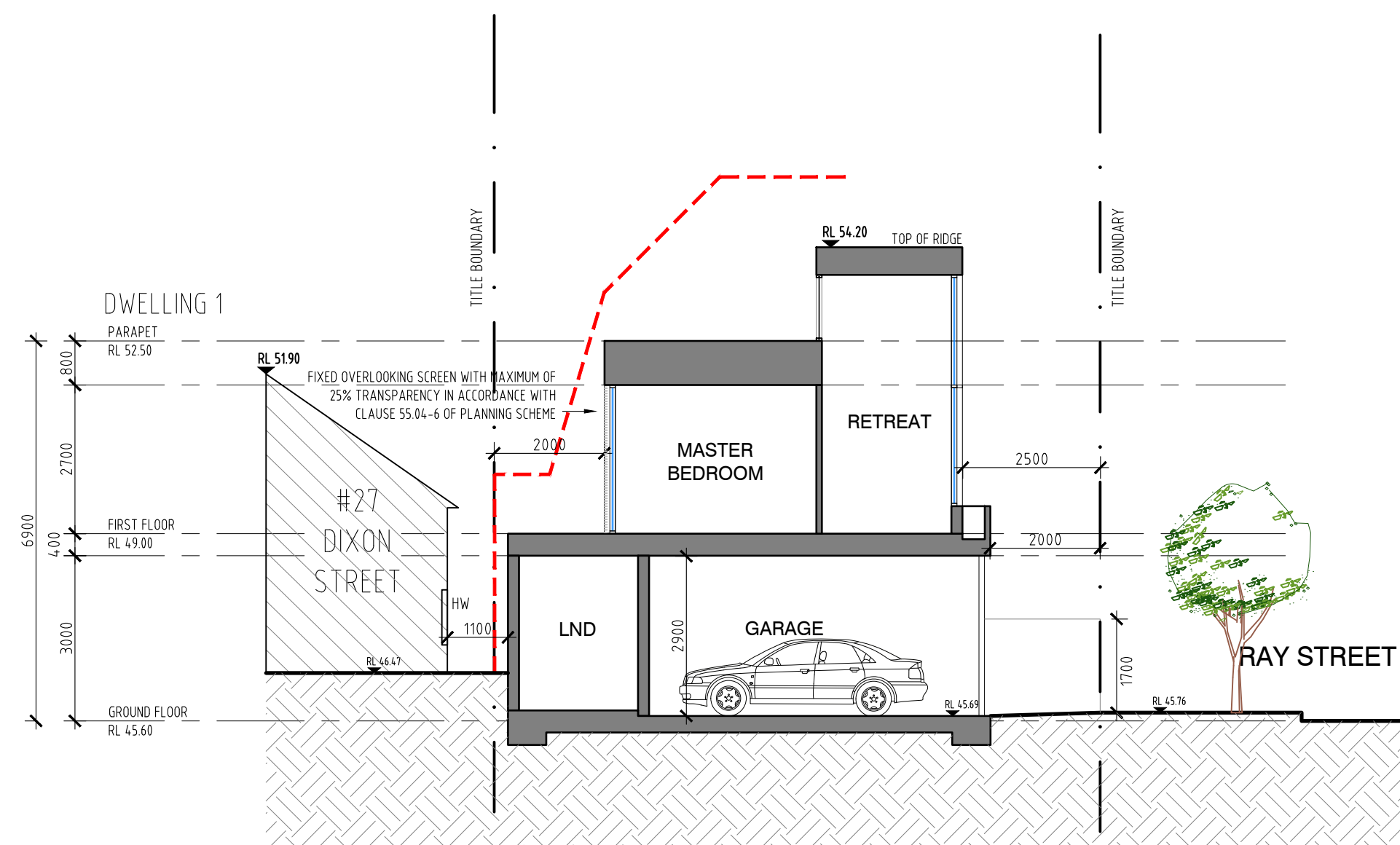
Elevations

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP5-001	Rev. M
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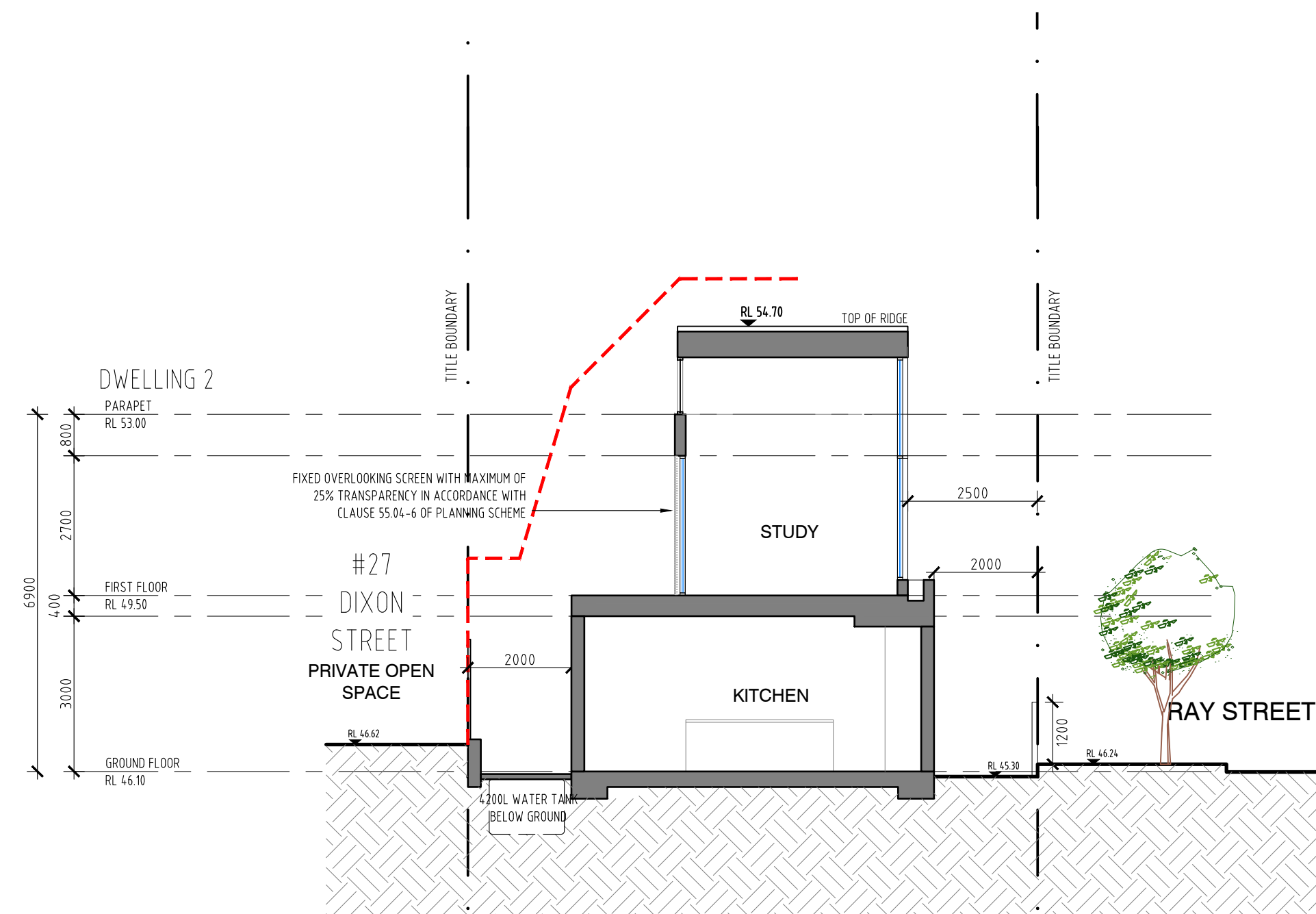
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1 STREETScape ELEVATION
TP6-001 1:100



2 SECTION BB
TP6-001 1:100



3 SECTION CC
TP6-001 1:100

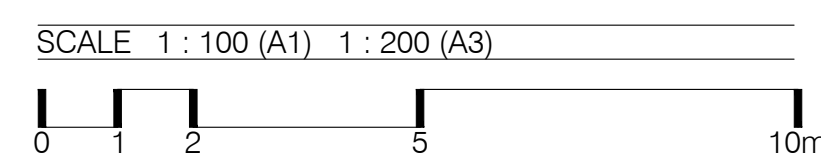
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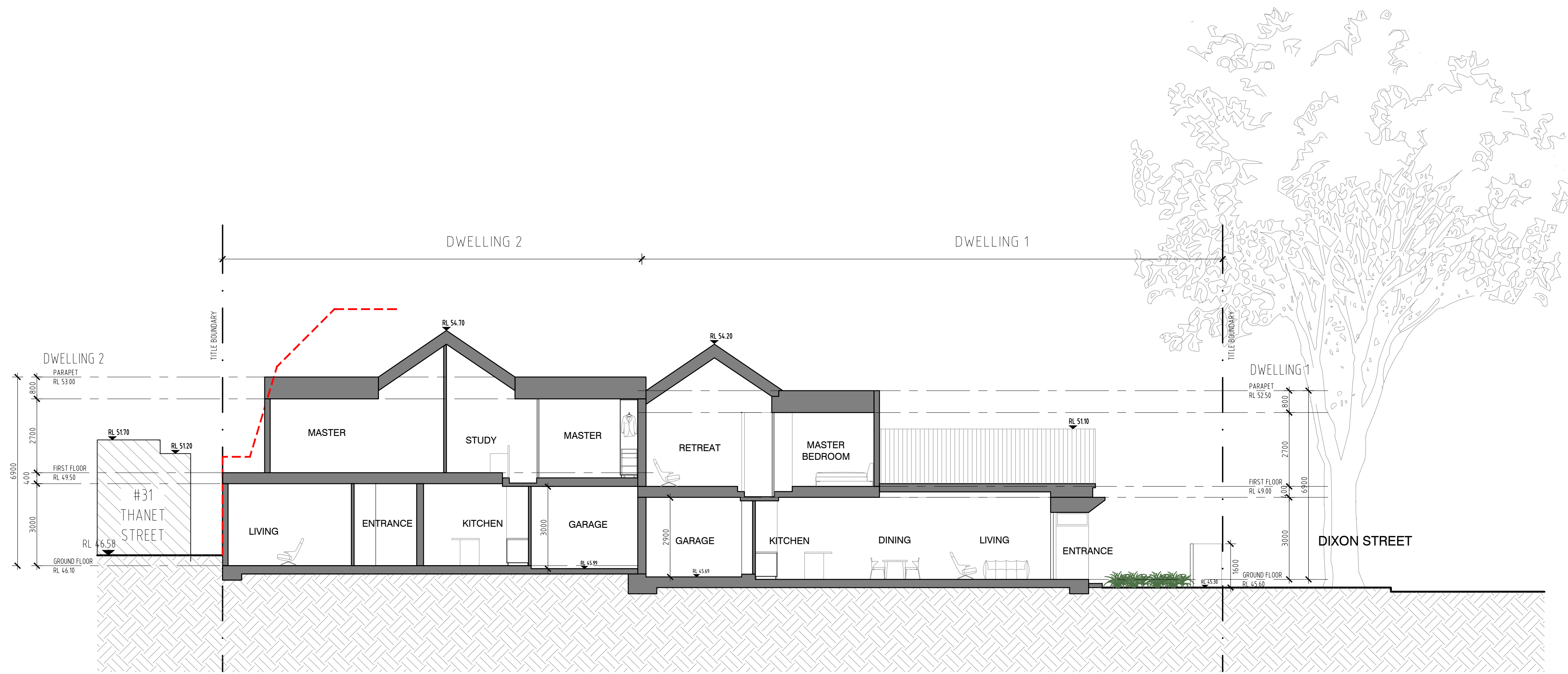
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Streetscape Elevation & Sections

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP6-001	Rev. M
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1 SECTION AA
TP6-002 1:100

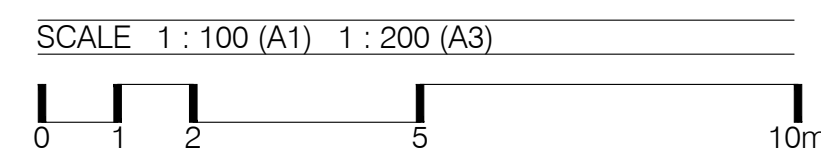
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Section

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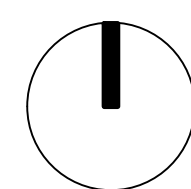
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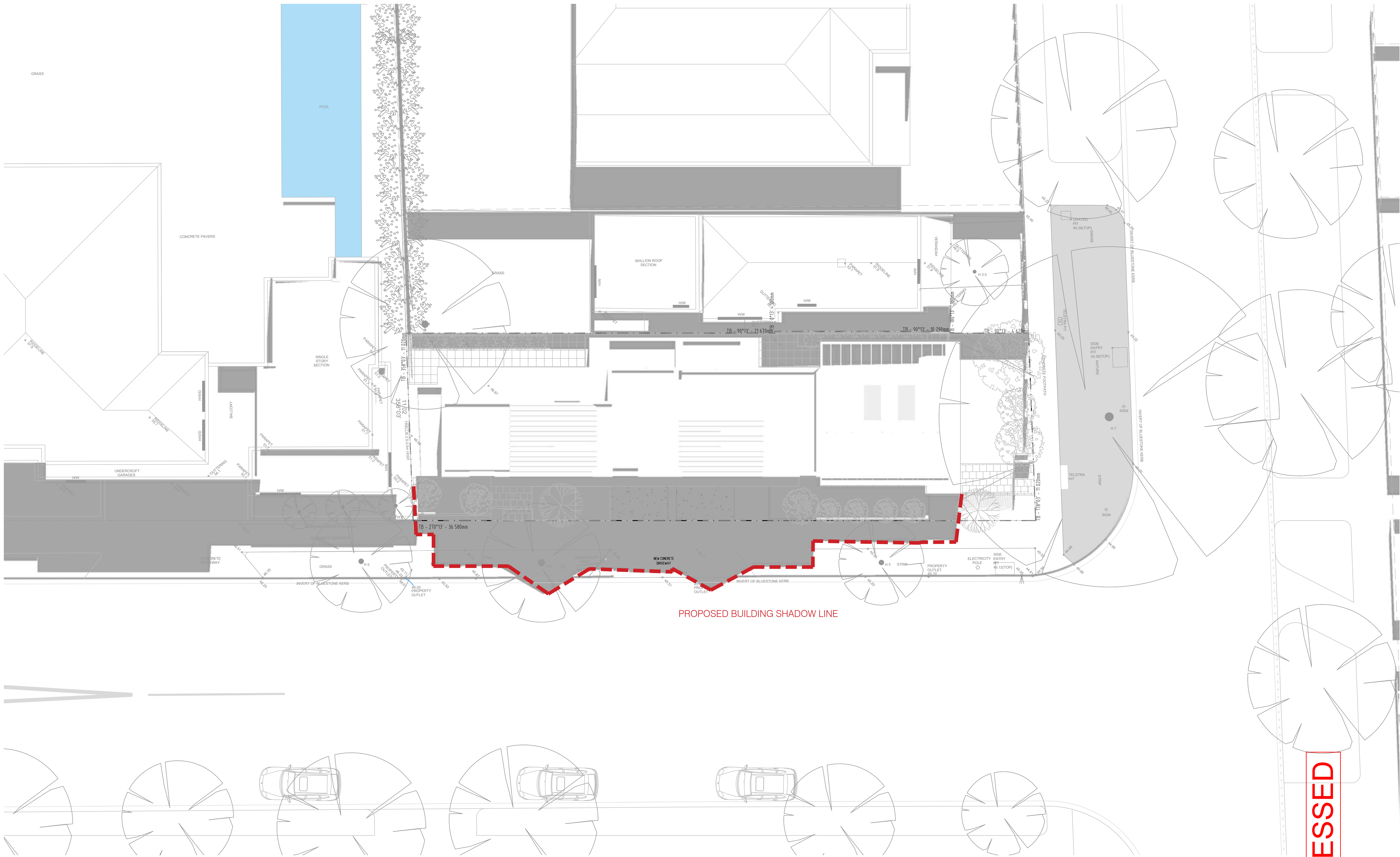
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Shadow Diagram - 22 Sept @ 09.00 am

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP11-001	Rev. M
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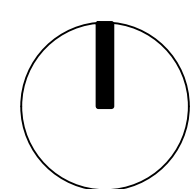
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Shadow Diagram - 22 Sept @ 12.00 pm

Job No. 1802359	Scale: 1:100@A1 1:200@A3	Dwg No. TP11-002	Rev. M
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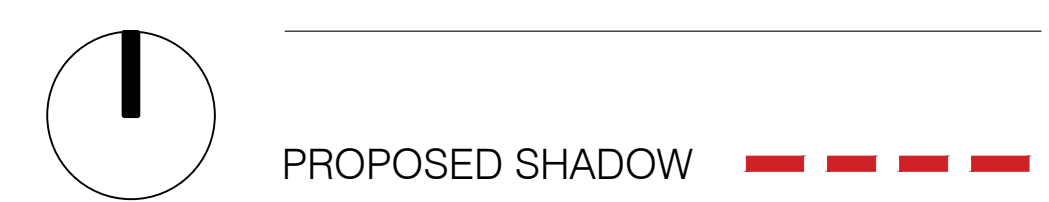


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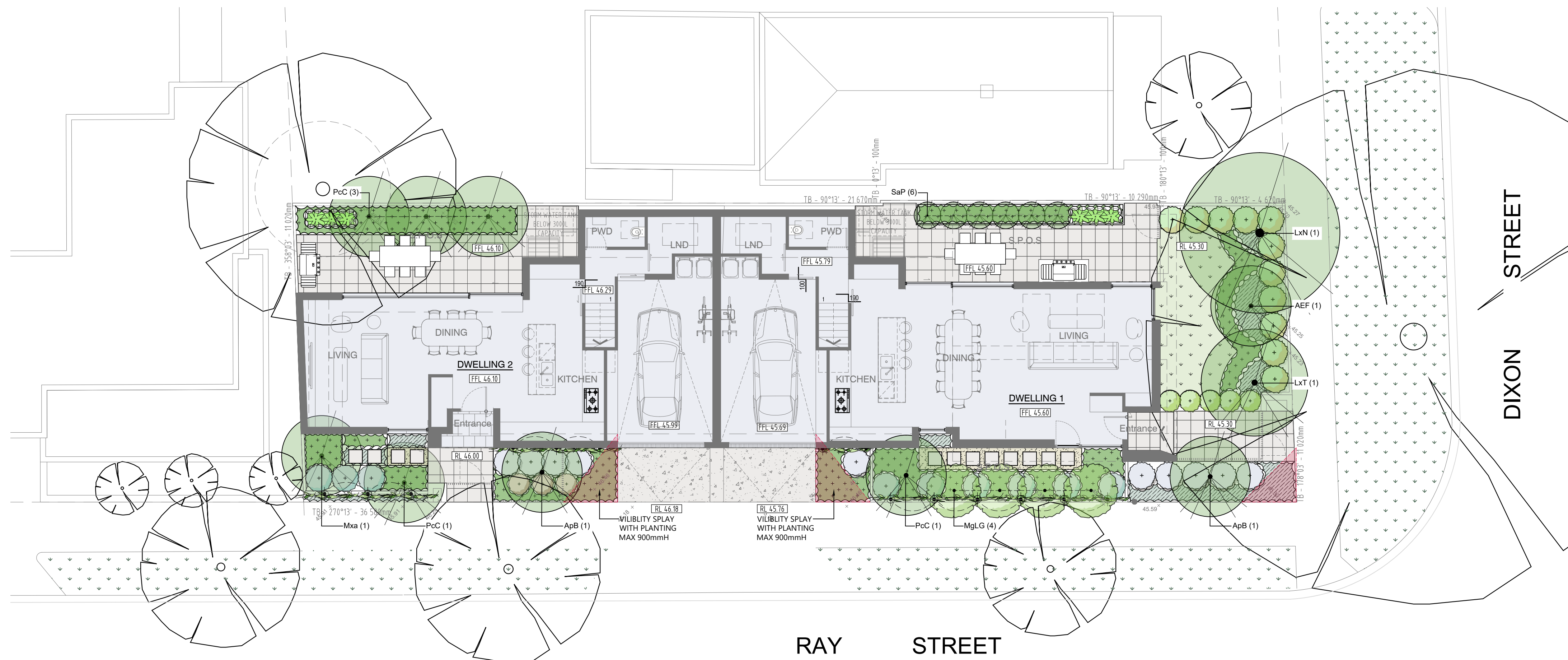
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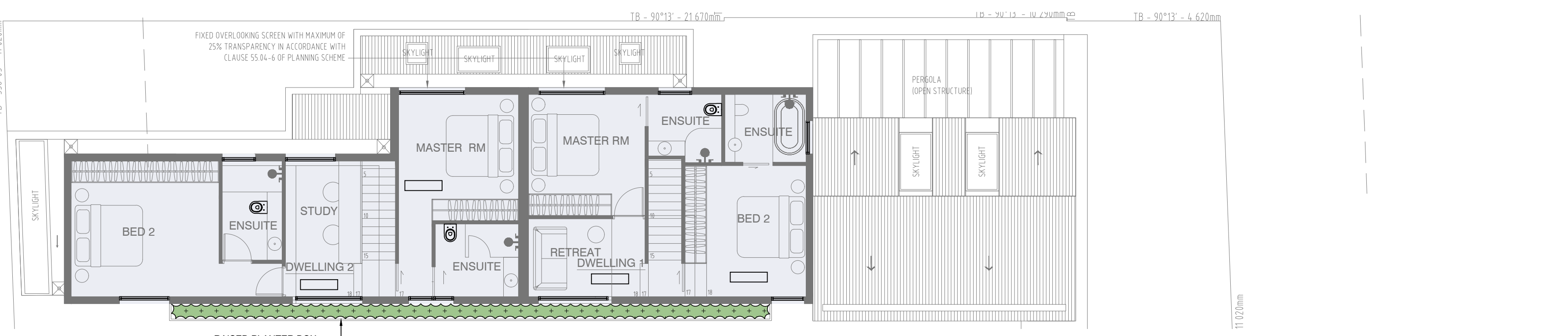
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GROUND FLOOR LANDSCAPE PLAN
1:100 @ A1 1:200 @ A3



FIRST FLOOR LANDSCAPE PLAN
1:100 @ A1 1:200 @ A3

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 of 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 rootball 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 hardwood 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.

Steppers in Pebble Mulch
Paving steppers (to later selection) are to be laid within a 30mm layer of pebble mulch (7mm Ø Torquey Pebbles or similar) where shown at grade. This is to allow minimal compaction to tree roots and provide permeability. Provide 75 x 25mm plantation pine edges to all borders between pebble mulch paths and garden beds using 75x25x300mm long plantation pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all landscape areas. An approved pop-up spray system is to be supplied to all lawn areas. It is the responsibility of the contractor to ensure that all irrigation meets manufacturer's specifications. The system is to be connected to mains supply and include a rain-shut off device. All discipline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

Lawn - Turf
'Sapphire' Soft Leaf Buffalo turf (or similar) is to be supplied to lawn areas as shown. Turf is to be supplied by a specialist grower and is not to be allowed to dry out between cutting and laying. Turf should be laid in a stretcher pattern so that joints are staggered and is to be lightly tamped following laying. All lawn areas are to be thoroughly watered following planting and fertilised with an appropriate lawn starter at the quantities recommended by the manufacturer.

Raised Planter Boxes
Raised planter construction is to include, but not necessarily be limited to, the supply and installation of agricultural drains, drainage cells at base, filter fabric, planting medium, mulch and irrigation. Planter boxes must be effectively tanked and lined with coreflute to prevent leaking.

Drainage cells are to be provided at the base of the planter and are to be covered with a layer of filter fabric. A drainage outlet is to be installed in the base of the planter with the floor of the planter sloped towards it. Provide a root anchor if trees are to be planted in a windy location.

Supply and spread evenly a special lightweight planter mix. (to be advised) Compact evenly in 100mm layers. Avoid differential subsidence and excess compaction and produce a finished surface that is graded evenly and ready for planting. Allow for 50mm layer of specified mulch to top of beds and a finished level 25-50mm below the planter rim. Drip irrigation as specified is to be installed beneath the mulch layer.

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.

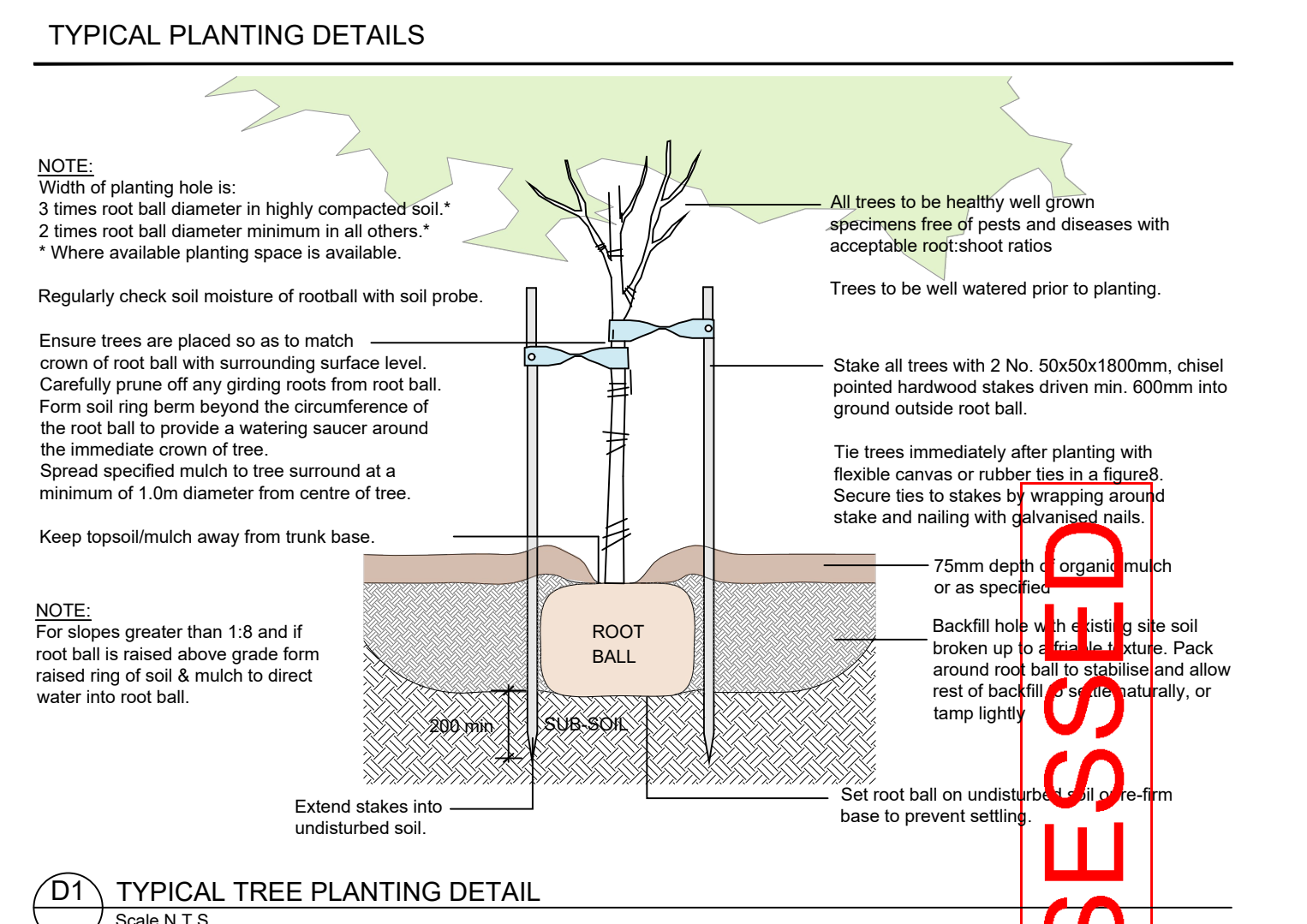
LEGEND

	Existing Tree to be Retained		Proposed New Trees Refer to Plant Schedule
	Proposed New Shrubs Refer to Plant Schedule		Proposed New Rain Garden Refer to Plant Schedule
	Proposed New Groundcovers & Grasses Refer to Plant Schedule		Proposed New Lawn Area Refer to Specification
	Proposed New Limestone Paving		Proposed New Steppers in Pebble Mulch Refer to Specification
	Proposed New Steppers in Groundcovers		Proposed Concrete Driveway
	Reinstated/Repaired Naturestrip Refer to Specification		Proposed New Climbers Refer to Plant Schedule

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	DE/NE*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
AEF	<i>Acer 'Esk Flamingo'</i>	Flamingo Maple	D/Ex	4 x 3m	50cm2.0mH	1
ApB	<i>Acer palmatum 'Bonfire'</i>	Bonfire Japanese Maple	D/Ex	3 x 3m	50cm2.0mH	2
LxN	<i>Lagerstroemia indica x L. fauriei 'Natchez'</i>	Natchez Crepe Myrtle	D/Ex	8 x 6m	50cm2.0mH	1
LxT	<i>Lagerstroemia indica x L. fauriei 'Tuscarora'</i>	Tuscarora Crepe Myrtle	D/Ex	6 x 4m	50cm2.0mH	1
MjLG	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	E/Ex	4-5 x 2-3m	50cm2.0mH	4
Mxa	<i>Michelia x alba</i>	White Sandalwood	E/Ex	8 x 3m	50cm2.0mH	1
PcC	<i>Pyrus calleryana 'Capital'</i>	Capital Pear	D/Ex	11 x 3m	50cm2.0mH	5
SaP	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Lilly-pilly	EN	6-10 x 1-1.5m	50cm2.0mH	6
					TOTAL	21
SHRUBS						
AcBB	<i>Acacia cognata 'Bow er Beauty'</i>	Dw arf River Wattle 'Bow er Beauty	EN	0.7 x 1.0m	200mm pot	
AAM	<i>Azalea 'Alba Magnifica'</i>	White Azalea	E/Ex	1.2 x 1.2m	140mm pot	
CBJ	<i>Callistemon 'Better John'</i>	Better John Bottle brush	EN	0.6-1.2 x 0.6-0.9m	140mm pot	
Ca	<i>Correa alba</i>	White Correa	EN	1-1.5 x 1-1.5m	140mm pot	
WB	<i>Westringia 'Aussie Box'</i>	Westringia Coastal Rosemary	EN	0.6 x 0.6m	140mm pot	
WN	<i>Westringia 'Naringa'</i>	Naringa Coastal Rosemary	EN	1-2 x 1-1.5m	140mm pot	
					TOTAL	
GROUNDCOVERS						
ABG	<i>Ajuga 'Burgundy Glow'</i>	Burgundy Glow Bugle	E/Ex	0.45 x 0.6m	140mm pot	
ABG	<i>Ajuga 'Burgundy Glow'</i>	Burgundy Glow Bugle	E/Ex	0.45 x 0.6m	140mm pot	
DEA	<i>Dianella tasmanica 'Emerald Arch'</i>	Emerald Arch Flax Lily	EN	0.45 x 0.45m	140mm pot	
DLS	<i>Dianella tasmanica 'Lime Splice'</i>	Lime Splice Flax Lily	EN	0.5 x 0.5m	140mm pot	
Dr	<i>Dichondra repens</i>	Kidney Plant	EN	0.1 x 1m	140mm pot	
Lm/MW	<i>Liriope muscari 'Monroe's White'</i>	Monroe's White Lily-turf	E/Ex	0.4 x 0.4m	140mm pot	
Lm/PP	<i>Liriope muscari 'Royal Purple'</i>	Royal Purple Lily-turf	E/Ex	0.45 x 0.45m	140mm pot	
Lc/LD	<i>Lomandra confertifolia 'Lime Divine'</i>	Lime Divine Mat-rush	EN	0.2-0.3 x 0.4-0.5m	140mm pot	
Ta	<i>Trachelospermum asiaticum</i>	Yellow Star Jasmine	E/Ex	0.2 x Spreading	140mm pot	
					TOTAL	
CLIMBERS						
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	E/Ex	Twining Climber	140mm pot	
					TOTAL	

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic



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REVISION	DATE	BY
A To Architects Request	29.10.2019	CX
B To Architects Request	12.02.2020	CK
C To Architects Request	06.08.2020	SO

CLIENT
IVAN VRIONIS

DRAWING
Landscape Plan for Town Planning

PROJECT
PROPOSED DEVELOPMENT
25 Dixon Street, Malvern

DATE
06/08/2020

SCALE
1:100 @A1

CHECKED
BM

JOB NO
19-654-LP1 Rev C

DWG NO
TP01C

CAD FILE
19-654-LP1 Rev C.dwg

ASSESSED