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**1405 Dandenong Road, Malvern East**

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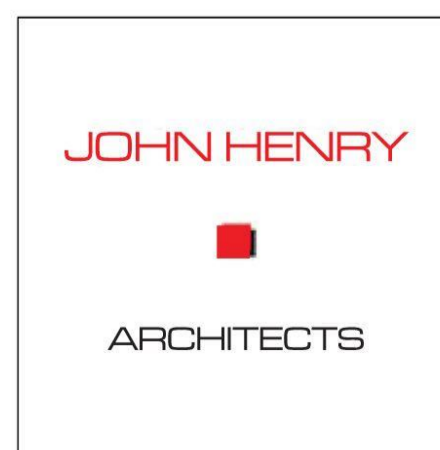
# DRAWING REGISTER

<u>No.</u>	<u>Revision</u>	<u>Name</u>	<u>Scale</u>
PA-000	#	Drawing Register	N.T.S
PA-100	#	Existing Site Plan/Site Analysis	1:100 @ A1, 1:200 @ A3
PA-101	#	New Site Plan/Design Response	1:100 @ A1, 1:200 @ A3
PA-102	#	Landscape Plan	1:100 @ A1, 1:200 @ A3
PA-103	#	Landscape Specification and Detail	
PA-200	1	Basement Floor Plan	1:100 @ A1, 1:200 @ A3
PA-201	2	Ground Floor Plan	1:100 @ A1, 1:200 @ A3
PA-202	2	First Floor Plan	1:100 @ A1, 1:200 @ A3
PA-203	1	Second Floor Plan	1:100 @ A1, 1:200 @ A3
PA-204	#	Roof Plan	1:100 @ A1, 1:200 @ A3
PA-205	#	Shadow Diagrams	1:200 @ A1, 1:400 @ A3
PA-206	#	Shadow Diagrams	1:200 @ A1, 1:400 @ A3
PA-207	1	Shadow Diagrams	1:200 @ A1, 1:400 @ A3
PA-400	#	Proposed West Elevation	1:100 @ A1, 1:200 @ A3
PA-401	1	Proposed East Elevation	1:100 @ A1, 1:200 @ A3
PA-402	2	Proposed North Elevation	1:100 @ A1, 1:200 @ A3
PA-403	1	Proposed South Elevation	1:100 @ A1, 1:200 @ A3
PA-500	#	Section A-A	1:100 @ A1, 1:200 @ A3
PA-501	#	Section B-B	1:100 @ A1, 1:200 @ A3
PA-900	1	Material Schedule	N.T.S

## REV 2

- Bathrooms adjusted to have 820MM openings as per design option B
- All bedrooms adjusted to have 850MM openings as per standard B41
- Storage calculations have been added
- Apartment 9 balcony has been amended to achieve 13.5m<sup>2</sup>
- Apartment 5 balcony increased to 2M width as per standard B43

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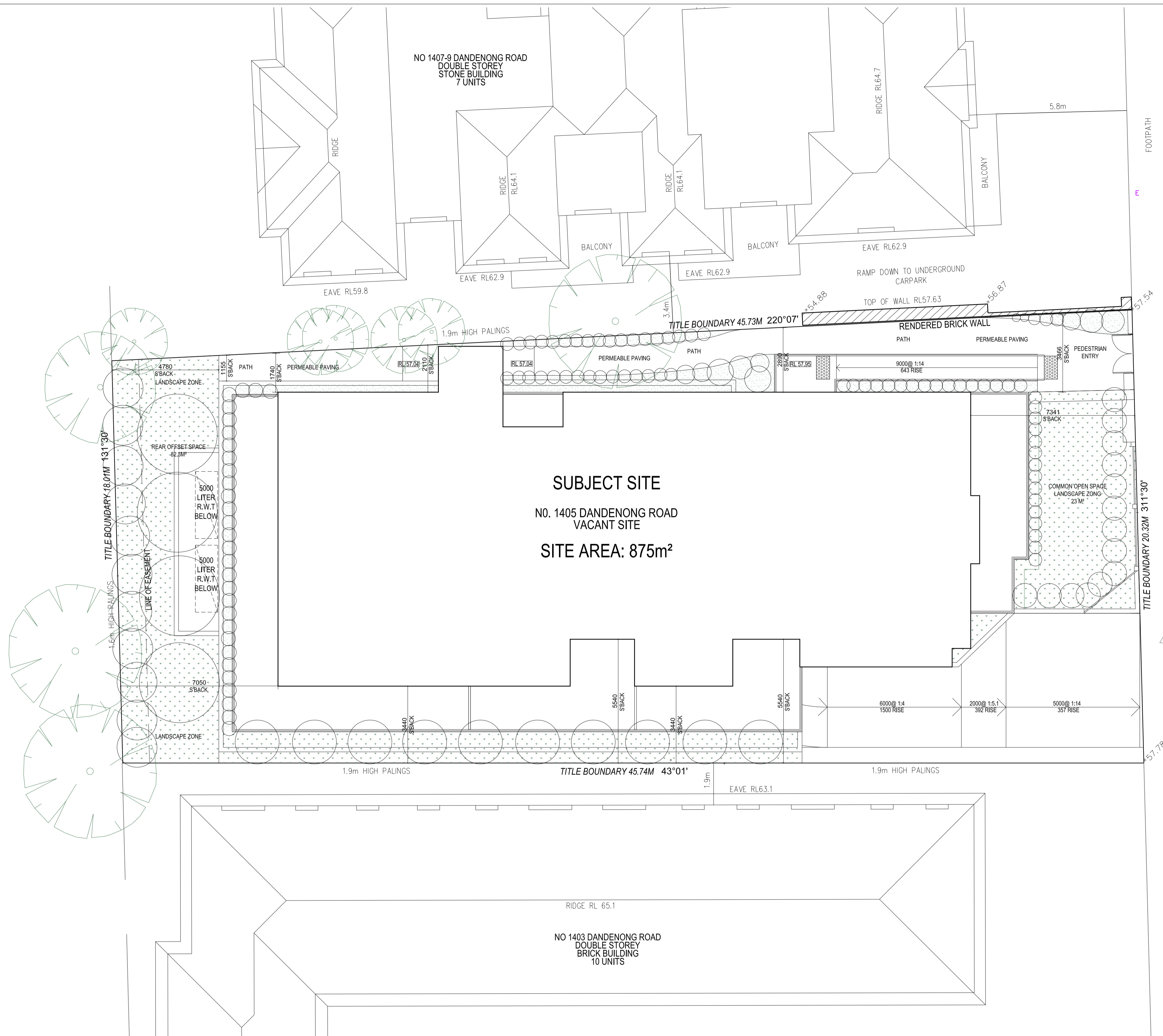
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2	Submitted to Council	7/05/2021

No.	Description	Date

Project Title		Drawing Title	
1405 Dandenong Road Malvern East		Drawing Register	
Print Date	7/05/2021	Page No.	Revision
Project Date	23/04/2018	<b>PA-000</b>	<b>2</b>
Drawn by	YD/DM		
Checked by	JH	Scale N.T.S	
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**SITE ANALYSIS**

- The subject site is located within a Residential Growth Zone Schedule 1.
- The site has no overlays.
- Front fence treatments on Dandenong Road are predominantly brick/rendered brick or timber.
- External materials are predominantly face brickwork and render
- Neighbourhood houses are mostly double storey pitched roof brick buildings with a mixture of single brick dwellings scattered in between.

1. The existing site currently has the structural framing built on all levels
2. Adjacent double storey brick unit building with pitched roof
3. Adjacent double storey 7 units stone building with pitched roofs



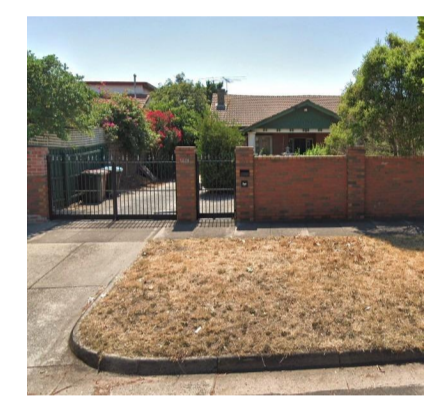
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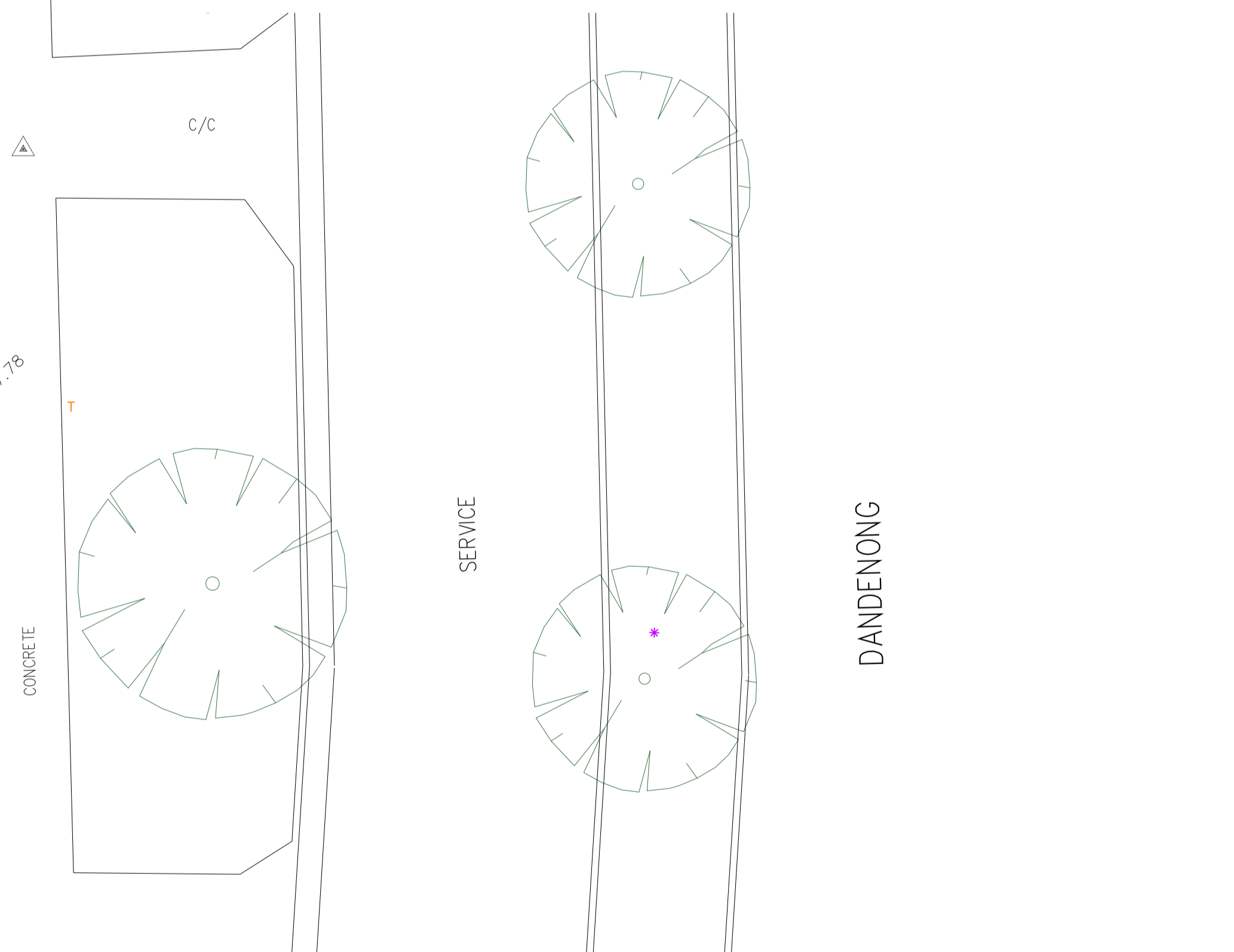
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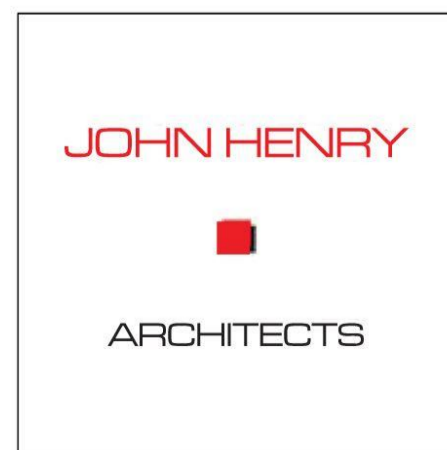
1403 Dandenong Rd.



1401 Dandenong Rd.



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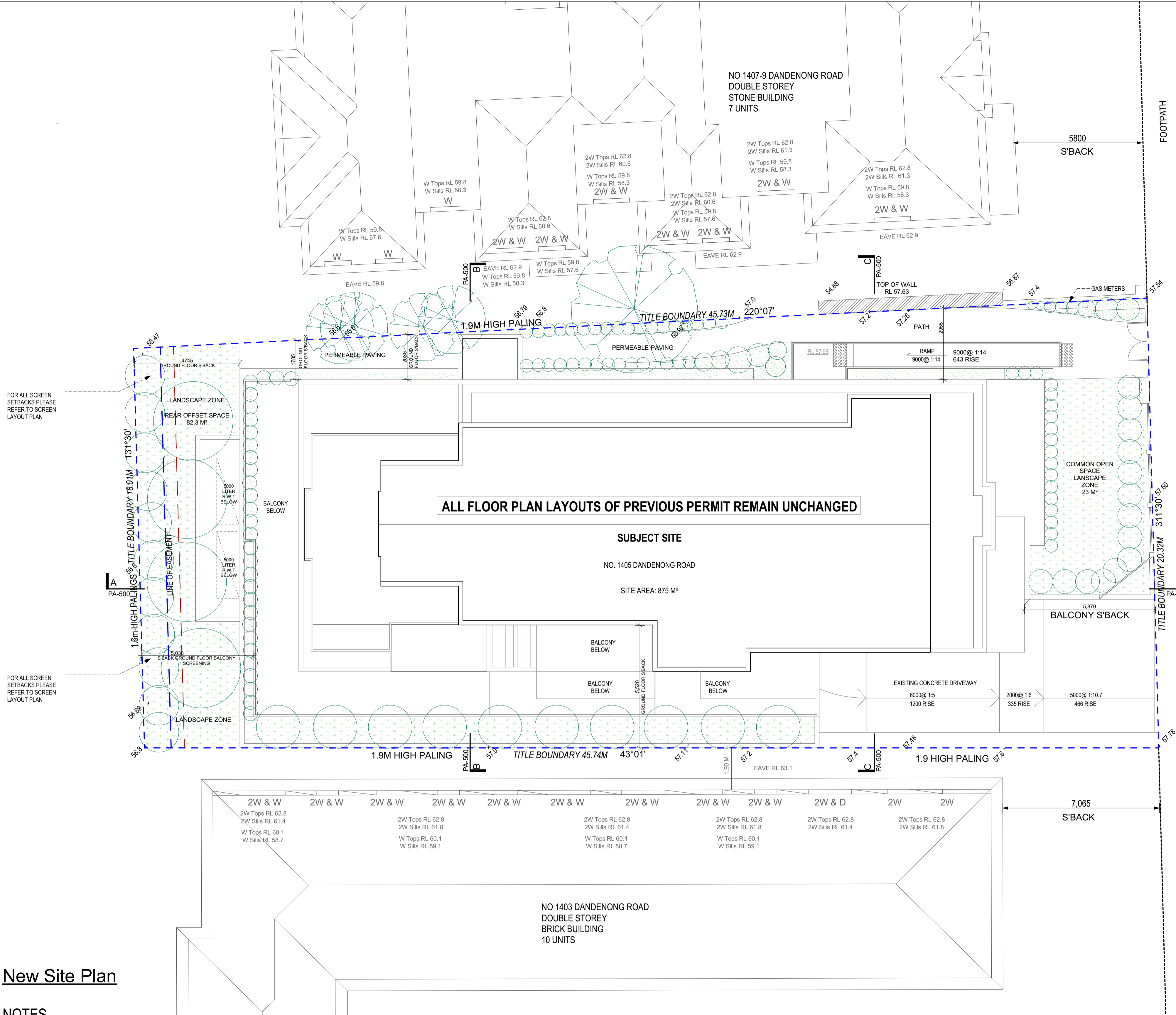
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Project Title  
**1405 Dandenong Road  
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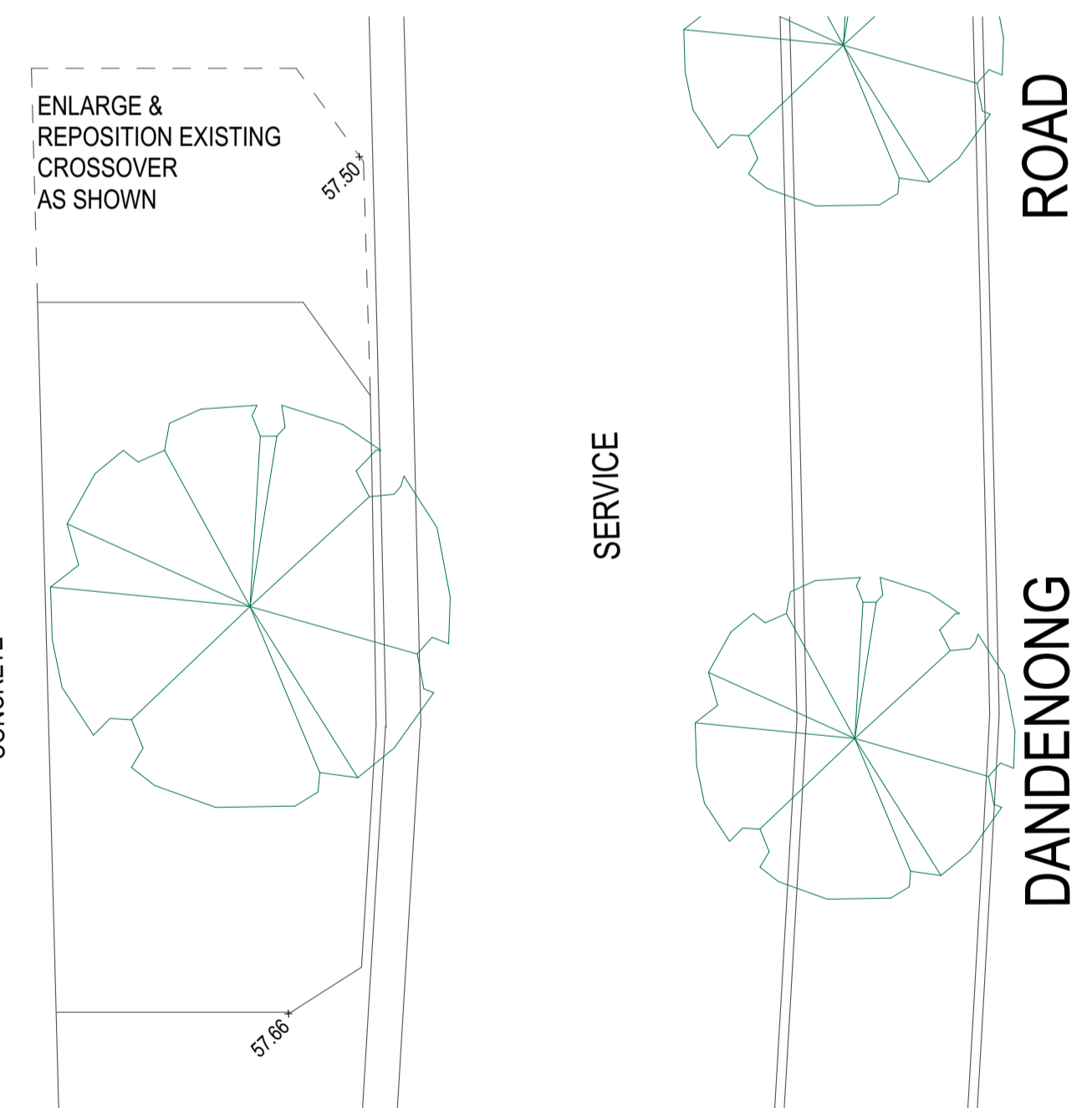
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Print Date	7/05/2021	Page No.	PA-100
Project Date	23/04/2018	Revision	#
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**DESIGN RESPONSE**

- The proposed three story building sits within the required setbacks as the framing for all levels have already been built including the basement,
- Side and rear setbacks and roof forms to proposed building have been designed to reduce the impact on adjoining properties and private open spaces. Setbacks are all consistent with the majority of setbacks in the neighbourhood.
- Walls on boundaries: No new walls proposed on boundaries.
- Building Height: Maximum building is 10.05m. Refer to elevations.
- Site coverage is 58.6% and basement does not exceed 75% of site area.
- Permeability of the proposed area is 23%.
- Energy Efficiency Protection: Proposed windows and building orientation will make use of passive heating and cooling.
- Proposed car parking spaces for all apartments meet the requirements of ResCode.
- Daylight to Existing Windows: Adjacent habitable windows receive adequate lighting as no new walls are proposed on the boundaries and are setback appropriately.
- Overlooking: All windows on the proposed dwelling within 9 meters of adjoining properties habitable windows will be frosted to 1.7m above FFL. Refer to elevation drawings.
- Detailed design: The articulation of the new facade, window and doors proportions and general building form are all designed to reflect the character of existing ground floor and adjacent buildings. The proposed roof, eaves and visual appearance also reflect the architecture of adjacent buildings

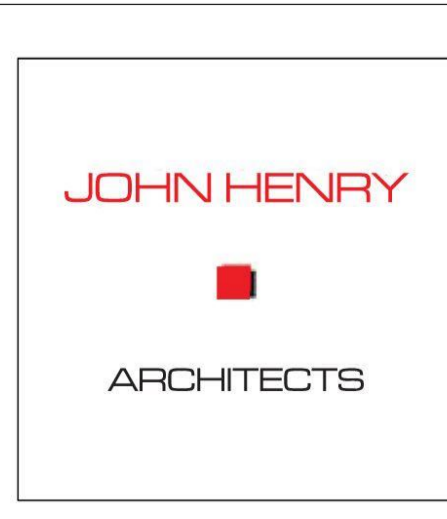


**New Site Plan**

**NOTES**

For all screen setbacks and dimensions please refer to screen layout plans PA-202, PA-204, PA-206 & PA-208

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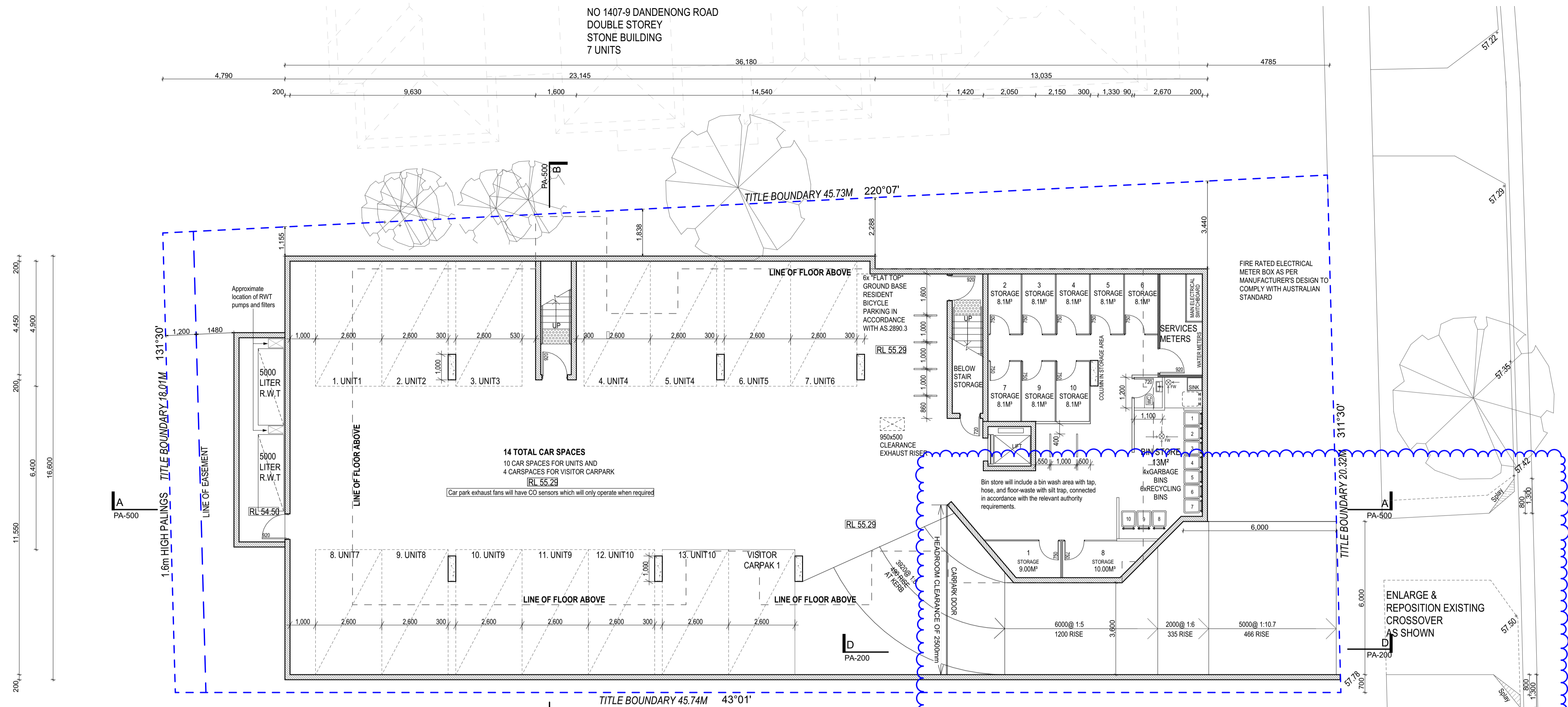
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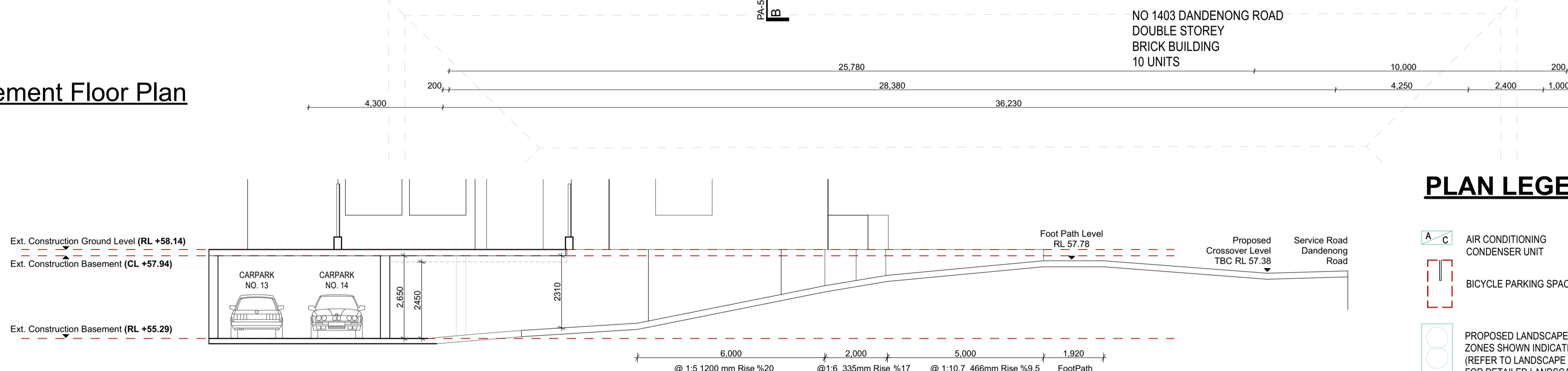
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Drawing Title		New Site Plan/Design Response	
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Project Date	23/04/2018	Revision	#
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Existing Basement Floor Plan



Section D-D

NOTES

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. New floor structure and suspended ceilings proposed to fit all services above ground floor level and all finish floor levels above ground level have been amended.
4. Basement and ground floor levels remain unchanged as built.
5. The minimum gradient of the parking area shall be 1 in 100 (1.0%) for outdoor areas and 1 in 200 (0.5%) for covered areas to allow for adequate drainage as per the Australian Standards;
6. Car park exhaust fans will have CO sensors which will only operate when required.
7. Rainwater tank to be connected to all toilets
8. 20% reduction in NCC2019 lighting is required

PLAN LEGEND

- AIR CONDITIONING CONDENSER UNIT
- BICYCLE PARKING SPACE
- PROPOSED LANDSCAPE ZONES SHOWN INDICATIVELY (REFER TO LANDSCAPE PLAN FOR DETAILED LANDSCAPE DESIGN)
- PROPOSED RAIN WATER TANK. REFER TO STORM ASSESSMENT FOR DETAILS
- PROPOSED SOLAR PANELS TO UPPER ROOF. PANELS TO SERVICE GAS BOOSTED HOT WATER SYSTEM
- FRIDGE
- HOT/COLD WATER PROVISION
- TROUGH
- WATER CLOSET
- RAIN WATER HEAD TO FLAT ROOF BOX GUTTERS, RWH'S TO BE CONNECTED TO DOWN PIPES AND STORM WATER LAYOUT
- SPREADER TO DISPERSE WATER ON TO LOWER ROOF SURFACES
- 90 DIA. EXPOSED DOWN PIPES ARE TO BE ZINCALUME OR SELECTED COLORBOND FINISH WHEN EXPOSED AND NOT EXCEED 12M SPACING BETWEEN DOWN PIPES. NEW DOWN PIPES TO BE CONNECTED TO EXISTING STORM WATER LAYOUT
- GAS HOT WATER UNIT
- FLOOR WASTE

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Project Title  
**1405 Dandenong Road Malvern East**

Drawing Title  
**Existing Basement Floor Plan**

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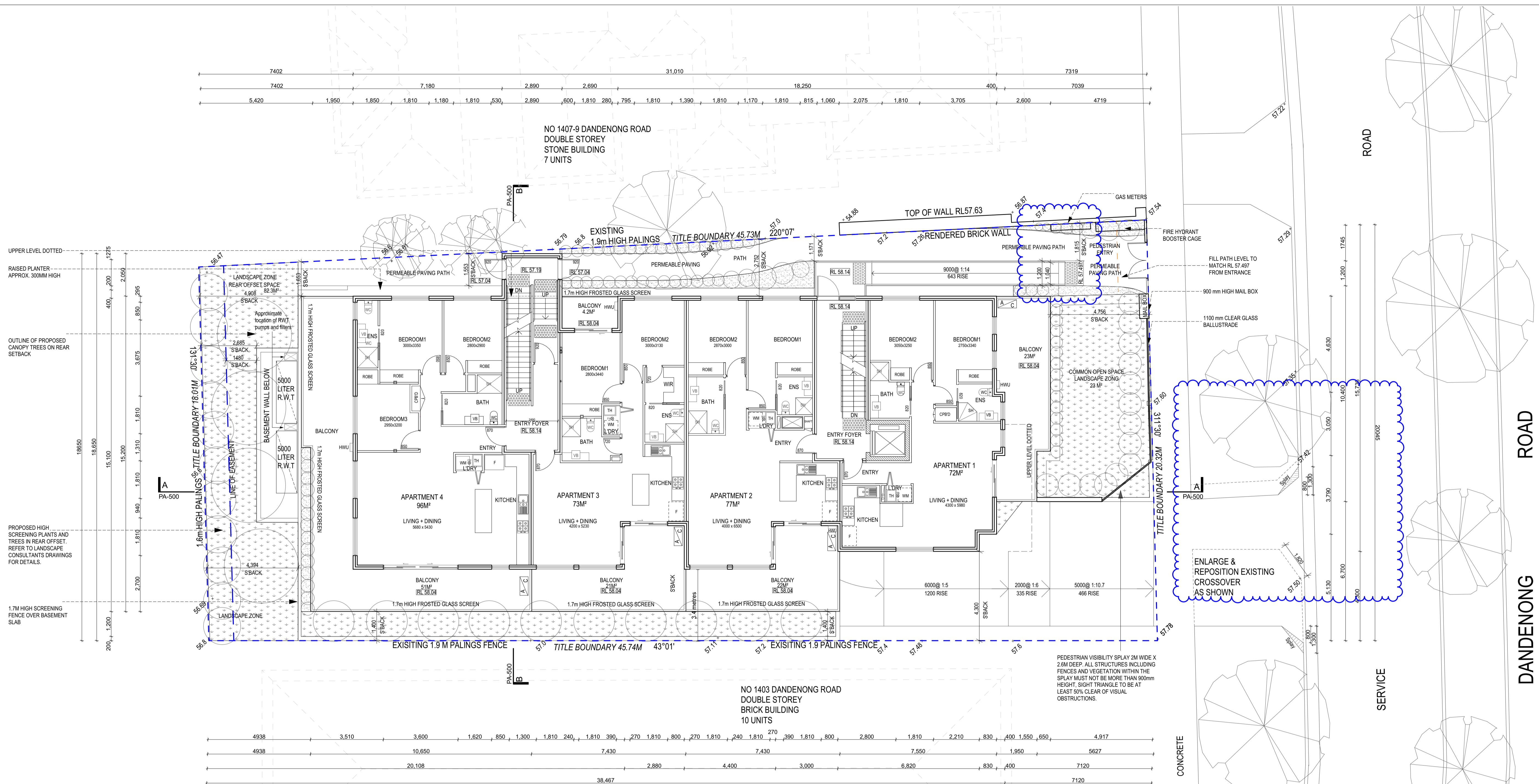
Page No. PA-200  
Revision 3

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**Ground Floor Plan**

**NOTES**

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. New floor structure and suspended ceilings proposed to fit all services above ground floor level and all finish floor levels above ground level have been amended.
4. Basement and ground floor levels remain unchanged as built.
5. Rainwater tank to be connected to all toilets
6. 20% reduction in VEG 2016 lighting requirements
7. all windows to habitable spaces are to be double glazed as per the preliminary NatHERS energy ratings.
8. The visual light transmittance (VLT) of the window glazing and frosted glass screens is to be ≥ 70%.
9. The reflectance values for apartment 2, 3, 6 and 7 Living areas internal walls and ceilings finishes are to be 80% for the walls and 90% for the ceiling to improve the daylight access to these spaces
10. Apartments 2, 3, 6 and 7 bedroom doors to be accommodated with door catches to allow for the breeze path for the living areas to travel through bedroom doors.

**REV 4**

- Dimensions have been added
- Carpark Door note has been added
- Splay dimensions are fixed
- ESD annotation has been added

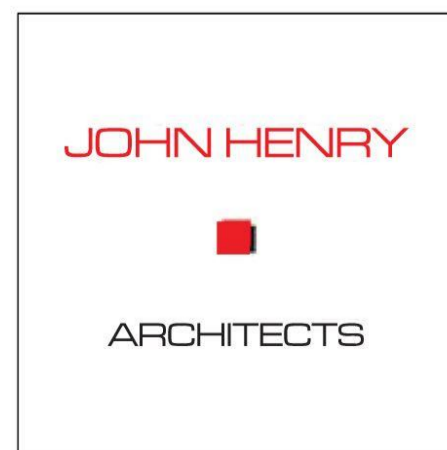
**STORAGE**

<p>APARTMENT 1 Kitchen: 3.49m<sup>2</sup> CPB'D: 1.82m<sup>2</sup> Robes: 4.13m<sup>2</sup> Laundry: 0.27m<sup>2</sup> Total: 9.71m<sup>2</sup></p>	<p>APARTMENT 2 Kitchen: 4.82m<sup>2</sup> Robes: 5.51m<sup>2</sup> Laundry: 0.27m<sup>2</sup> Total: 10.60m<sup>2</sup></p>
<p>APARTMENT 3 Kitchen: 4.13m<sup>2</sup> Robe: 3.10m<sup>2</sup> WIR: 8.72m<sup>2</sup> Laundry: 0.31m<sup>2</sup> Total: 16.26m<sup>2</sup></p>	<p>APARTMENT 4 Kitchen: 5.97m<sup>2</sup> CPB'D: 1.34m<sup>2</sup> Robes: 7.56m<sup>2</sup> Laundry: 0.27m<sup>2</sup> Total: 15.14m<sup>2</sup></p>

**PLAN LEGEND**

- AIR CONDITIONING CONDENSER UNIT
- BICYCLE PARKING SPACE
- PROPOSED LANDSCAPE ZONES SHOWN INDICATIVELY (REFER TO LANDSCAPE PLAN FOR DETAILED LANDSCAPE DESIGN)
- PROPOSED RAIN WATER TANK. REFER TO STORM ASSESSMENT FOR DETAILS
- PROPOSED SOLAR PANELS TO UPPER ROOF. PANELS TO SERVICE GAS BOOSTED HOT WATER SYSTEM
- ENSUITE BATHROOM
- FRIDGE
- TROUGH
- WATER CLOSET
- WALK-IN ROBE
- WASHING MACHINE
- SPREADER TO DISPERSE WATER ON TO LOWER ROOF SURFACES
- 90 DIA. EXPOSED DOWN PIPES ARE TO BE ZINCALUME OR SELECTED COLORBOND FINISH WHEN EXPOSED AND NOT EXCEED 12M SPACING BETWEEN DOWN PIPES. NEW DOWN PIPES TO BE CONNECTED TO EXISTING STOTM WATER LAYOUT
- GAS HOT WATER UNIT
- FLOOR WASTE

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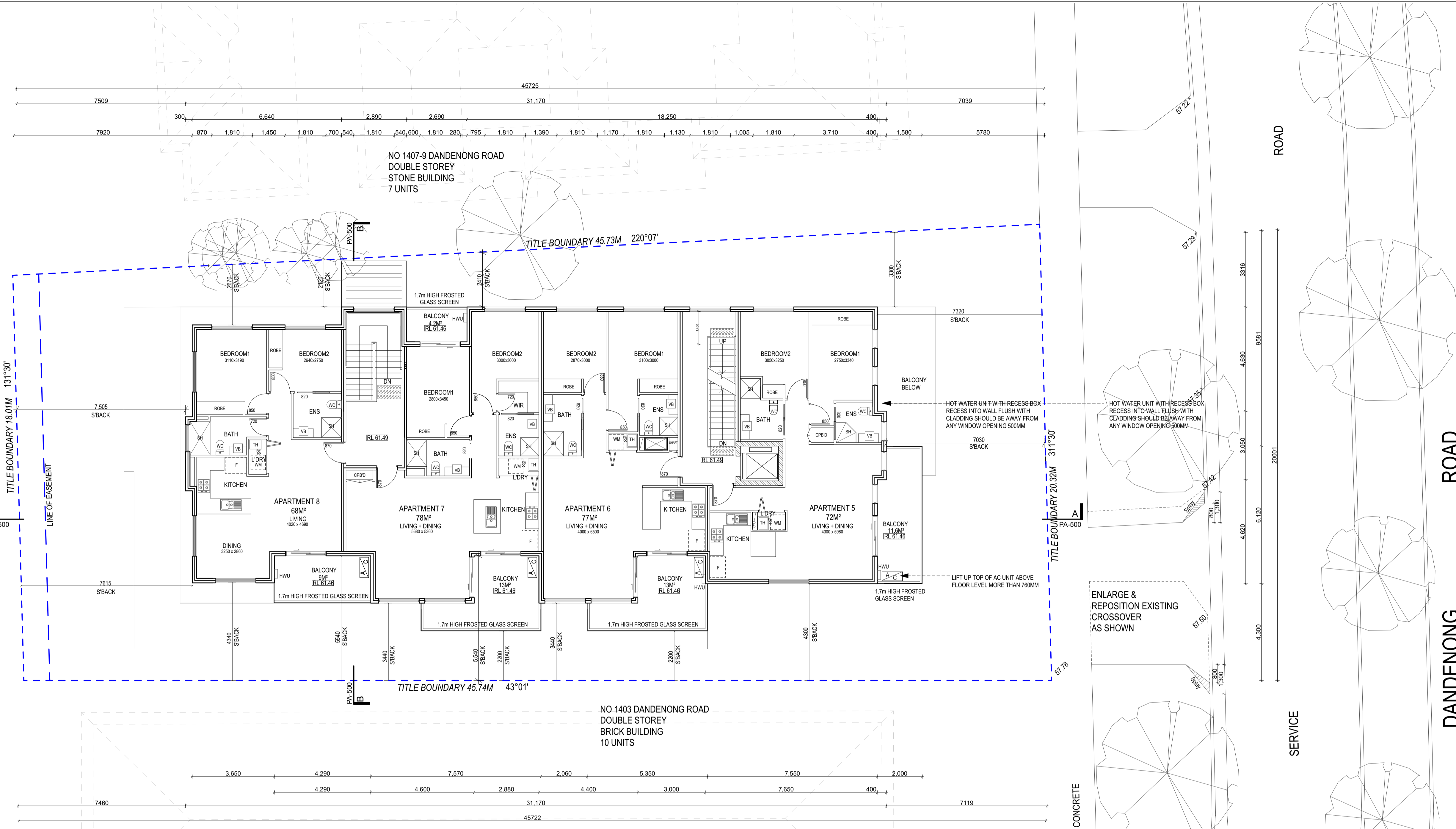
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Drawing Title <b>Ground Floor Plan</b>		Revision <b>4</b>
Print Date 13/07/2021	Page No. <b>PA-201</b>	
Project Date 23/04/2018		
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**First Floor Plan**

**NOTES**

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. First floor level is to be raised from RL +60.95 to RL +61.49
4. New floor structure and suspended ceilings proposed to fit all services above ground floor level and all finish floor levels above ground level have been amended.
5. Basement and ground floor levels remain unchanged as built.
6. Rainwater tank to be connected to all toilets
7. 20% reduction in NCC2019 lighting is required
8. All windows to habitable spaces are to be double glazed as per the preliminary NatHERS energy ratings.
9. The visual light transmittance (VLT) of the window glazing and frosted glass screens is to be  $\geq 70\%$ .
10. The reflectance values for apartment 2, 3, 6 and 7 Living areas internal walls and ceilings finishes are to be 80% for the walls and 90% for the ceiling to improve the daylight access to these spaces
11. Apartments 2, 3, 6 and 7 bedroom doors to be accommodated with door catches to allow for the breeze path for the living areas to travel through bedroom doors.

**REV 4**

-ESD annotation has been added

**STORAGE**

APPARTMENT 5 Kitchen: 3.49m <sup>2</sup> CPB'D: 1.82m <sup>2</sup> Robes: 5.93m <sup>2</sup> Laundry: 0.27m <sup>2</sup> Total: 11.51m <sup>2</sup>	APPARTMENT 6 Kitchen: 4.82m <sup>2</sup> CPB'D: 0.28m <sup>2</sup> Robes: 5.51m <sup>2</sup> Laundry: 0.27m <sup>2</sup> Total: 10.88m <sup>2</sup>
APPARTMENT 7 Kitchen: 3.81m <sup>2</sup> Robe: 2.77m <sup>2</sup> WIR: 6.90m <sup>2</sup> Laundry: 1.20m <sup>2</sup> Total: 14.68m <sup>2</sup>	APPARTMENT 8 Kitchen: 3.54m <sup>2</sup> Robes: 6.12m <sup>2</sup> Laundry: 0.34m <sup>2</sup> Total: 10.00m <sup>2</sup>

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- WASHING MACHINE
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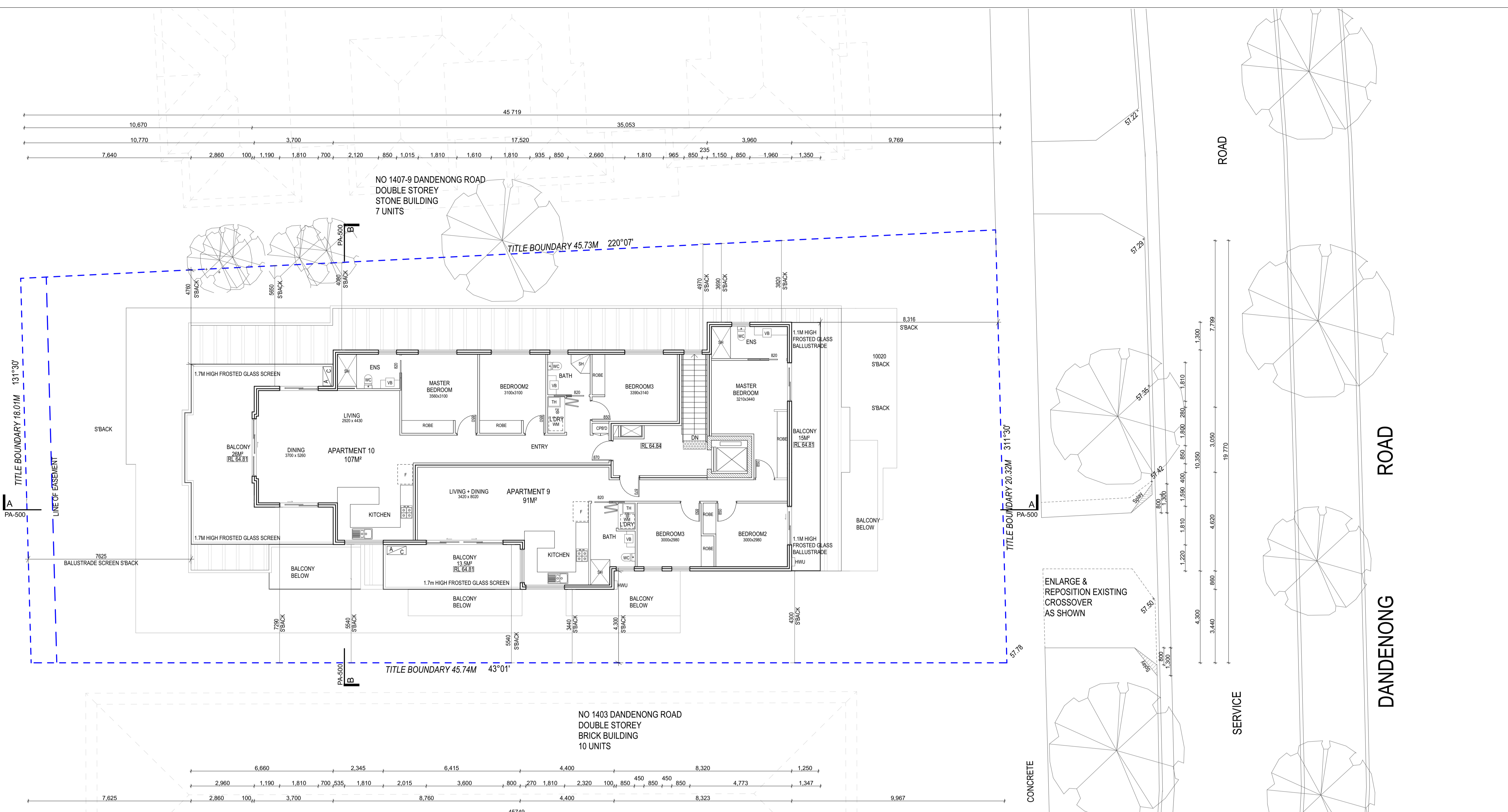
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**Second Floor Plan**

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4. Basement and ground floor levels remain unchanged as built.
5. Rainwater tank to be connected to all toilets
6. 20% reduction in NCC 2019 lighting is required
7. All windows to habitable spaces are to be double glazed as per the preliminary NatHERS energy ratings.
8. The visual light transmittance (VLT) of the window glazing and frosted glass screens is to be ≥ 70%.

**REV 3**

-ESD annotation has been added

**STORAGE**

<p>APPARTMENT 9 Kitchen: 5.20m<sup>3</sup> Robes: 8.71m<sup>3</sup> Laundry: 0.34m<sup>3</sup> Total: 14.25m<sup>3</sup></p>	<p>APPARTMENT 10 Kitchen: 5.20m<sup>3</sup> CPB'D: 1.00m<sup>3</sup> Robes: 10.17m<sup>3</sup> Laundry: 0.34m<sup>3</sup> Total: 16.71m<sup>3</sup></p>
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**PLAN LEGEND**

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- PROPOSED RAIN WATER TANK. REFER TO STORM ASSESSMENT FOR DETAILS
- PROPOSED SOLAR PANELS TO UPPER ROOF. PANELS TO SERVICE GAS BOOSTED HOT WATER SYSTEM
- ENSUITE BATHROOM
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- GAS HOT WATER UNIT
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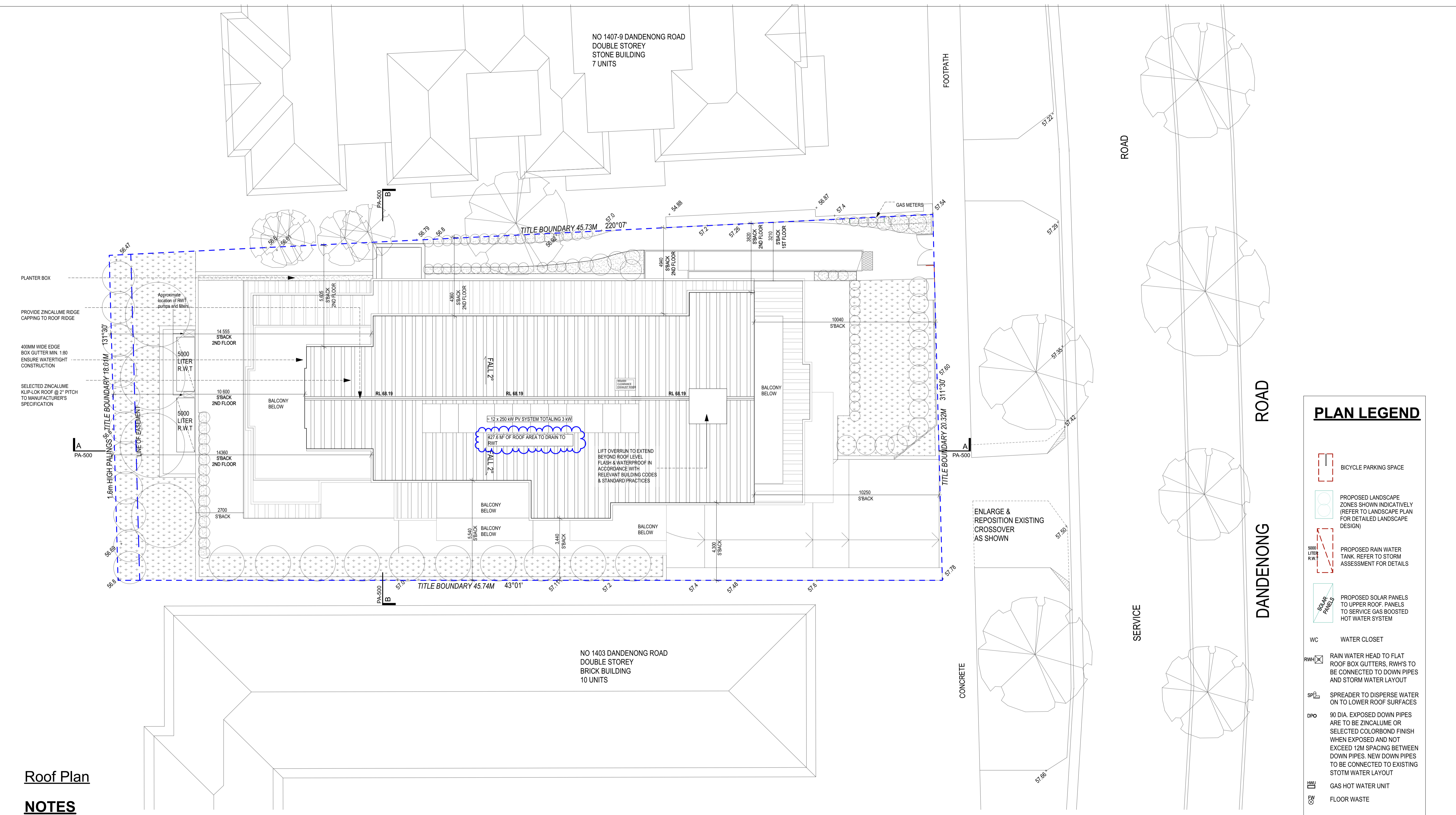
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Drawing Title <b>Second Floor Plan</b>		 Project North
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**Roof Plan**

**NOTES**

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. First floor level is to be raised from RL +67.15 to RL +68.19
4. New floor structure and suspended ceilings proposed to fit all services above ground floor level and all finish floor levels above ground level have been amended.
5. Basement and ground floor levels remain unchanged as built.
6. All adjacent windows on neighbouring site cannot be distinguished as habitable or non habitable windows. Council to deem as habitable windows as required
7. Rainwater tank to be connected to all toilets
8. 383m<sup>2</sup> of roof area to drain to RWT
9. 20% reduction in NCC2019 lighting is required

**REV 2**  
- ESD Notes have been added

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No.	Description	Date
#	Issued to client	03/03/2021
#	Submitted to Council	22/03/2021
#	Submitted to Council	27/04/2021
#	Submitted to Council	7/05/2021
1	Issued to energy consultant	18/05/2021
1	Issued to Client & Council	23/06/2021
1	Issued to Client & Council	23/06/2021

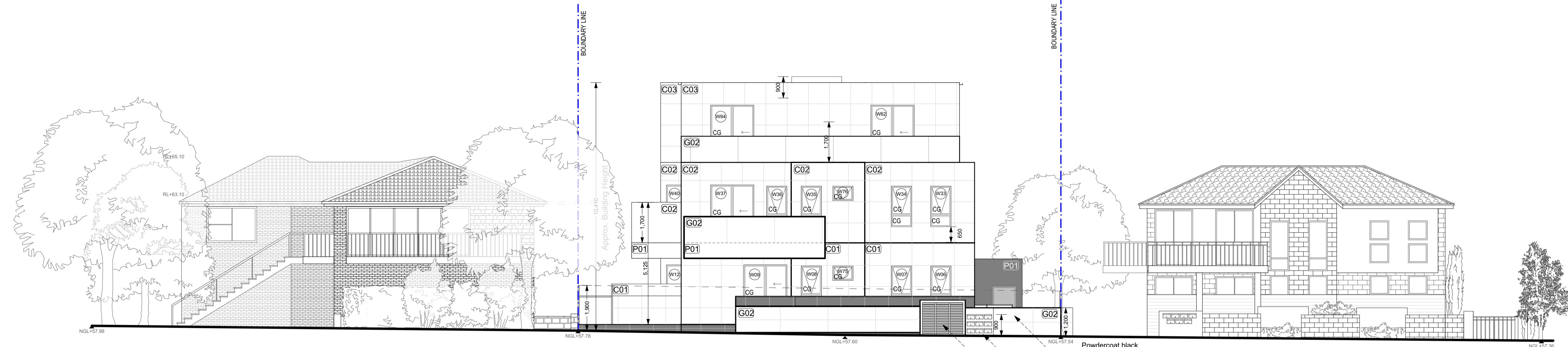
No.	Description	Date
2	Issued to Council	13/07/2021

Project Title  
**1405 Dandenong Road Malvern East**

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Drawing Title		Revision	
Roof Plan		1	
Print Date	13/07/2021	Page No.	PA-204
Project Date	23/04/2018		
Drawn by	YD/DM		
Checked by	JH	Scale 1:100@A1, 1:200 @ A3	

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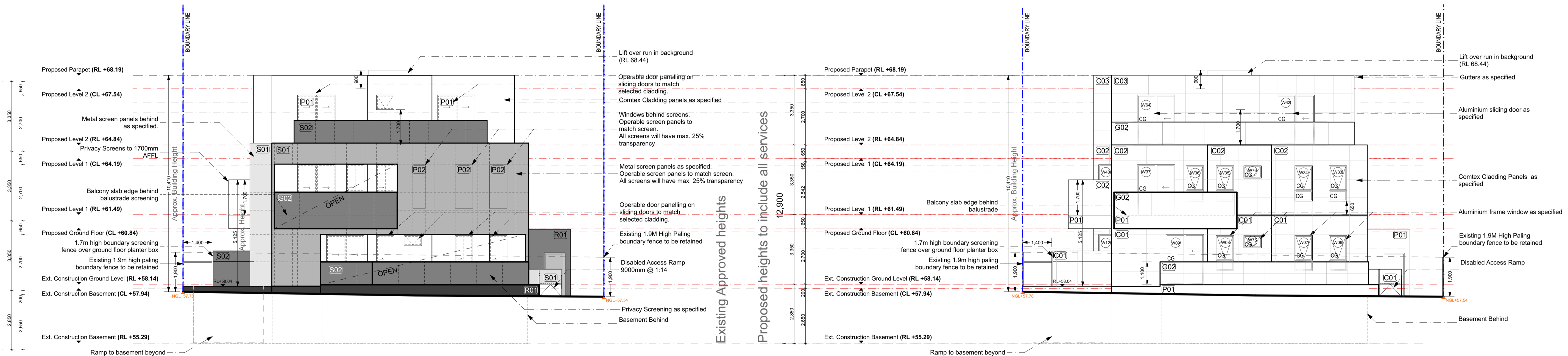


**Proposed West Elevation From Service Road - This Application**

NO 1403 DANDENONG ROAD

NO 1405 DANDENONG ROAD


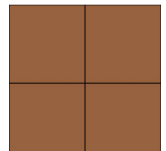
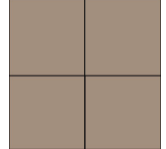


NO 1407-9 DANDENONG ROAD



**West Elevation as Approved in 2019**

**Proposed West Elevation - External Screens Removed**

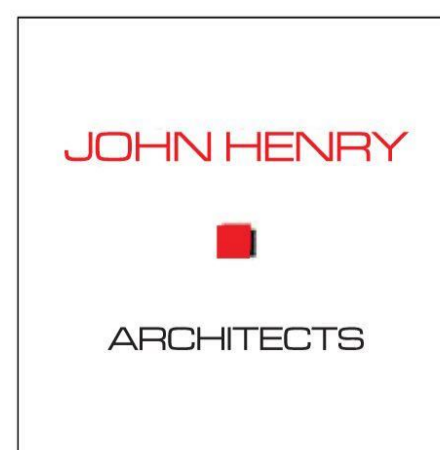
**FINISHES SCHEDULE**

-  C01. Fibercement Matrix Cladding with 'CHOCOLATE CAKE' Dulux Paint
-  C02. Fibercement Matrix Cladding with 'AMBIT' Dulux Paint
-  C03. Fibercement Matrix Cladding with 'ZINC BLEND' Dulux Paint
-  P01. Dulux 'CHOCOLATE CAKE'
-  G02. Clear Glass

**PRELIMINARY ONLY**

**NOTES:**

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. New perforated metal screening proposed.
4. For new screen patterns and colours refer to PA-900 Schedule.
5. New floor structure and suspended ceilings proposed to fit all services above ground floor level.
6. Basement and ground floor levels remain unchanged as built.
7. Pedestrian visibility splay 2m wide x 2.5 m deep. All structures including fences and vegetation within the splay must not be more than 900mm height. Sight triangle to be atleast 50% clear of visual obstructions.



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#	Submitted to Council	27/04/2021
#	Submitted to Council	7/05/2021

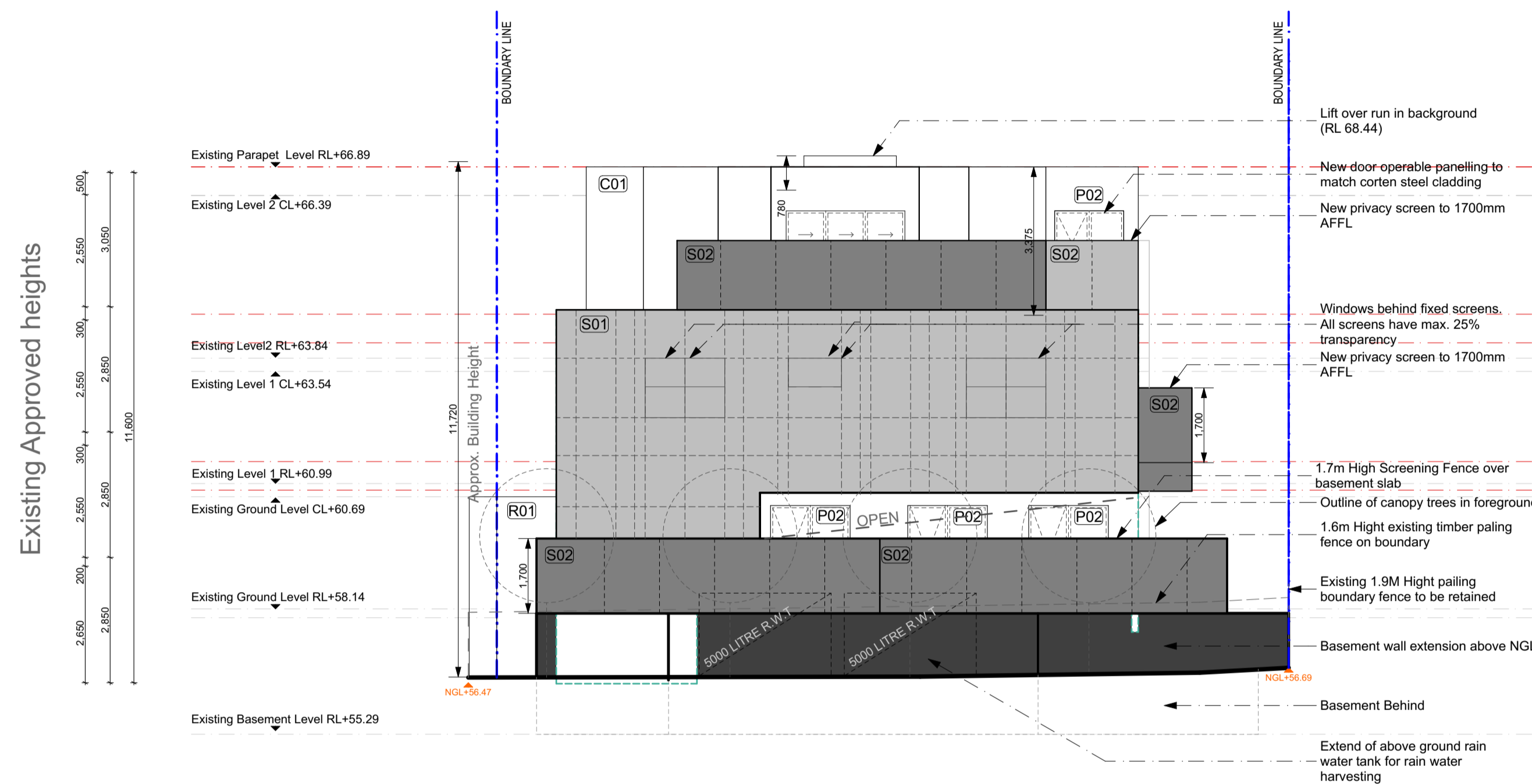
No.	Description	Date

Project Title  
**1405 Dandenong Road  
Malvern East**

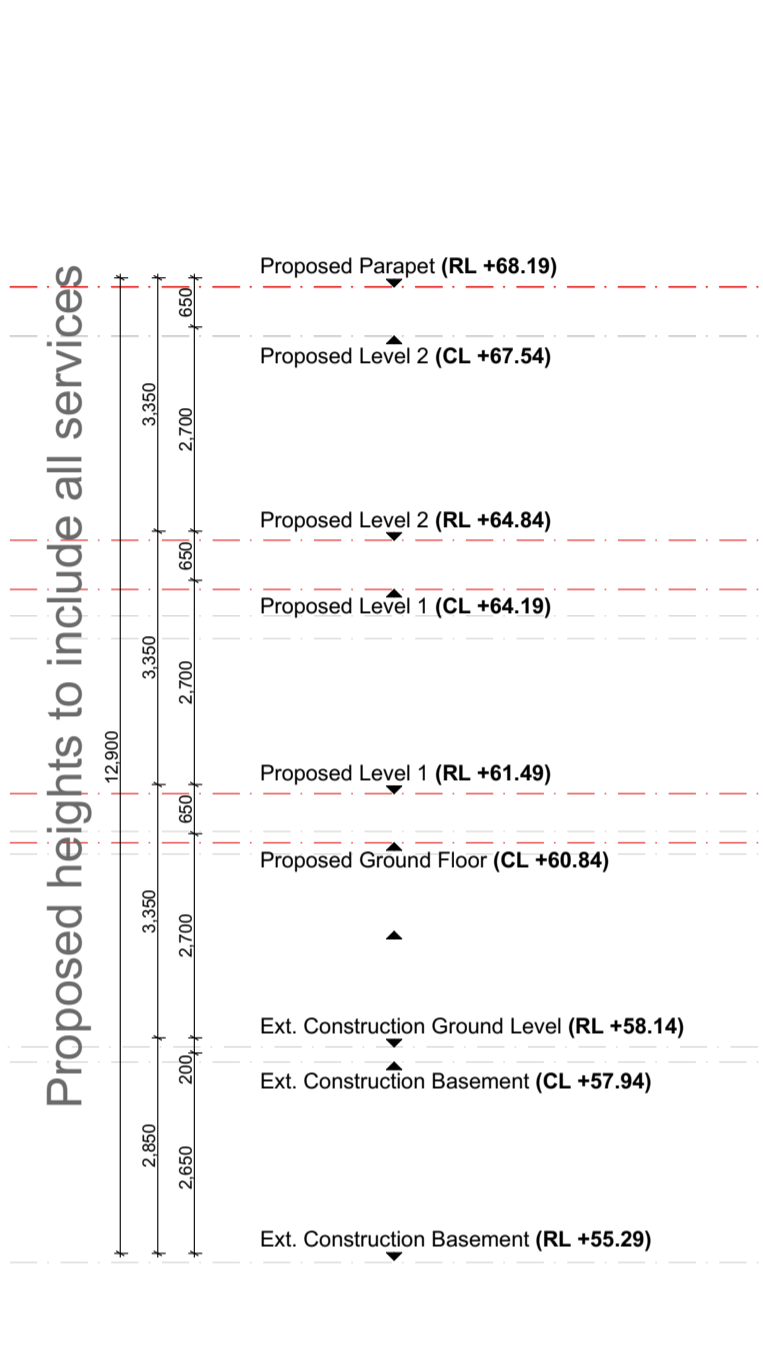
Drawing Title		Revision	
Proposed West Elevation		#	
Print Date	7/05/2021	Page No.	PA-400
Project Date	23/04/2018	Scale	1:100@A1, 1:200 @ A3
Drawn by	YD/DM	Checked by	JH

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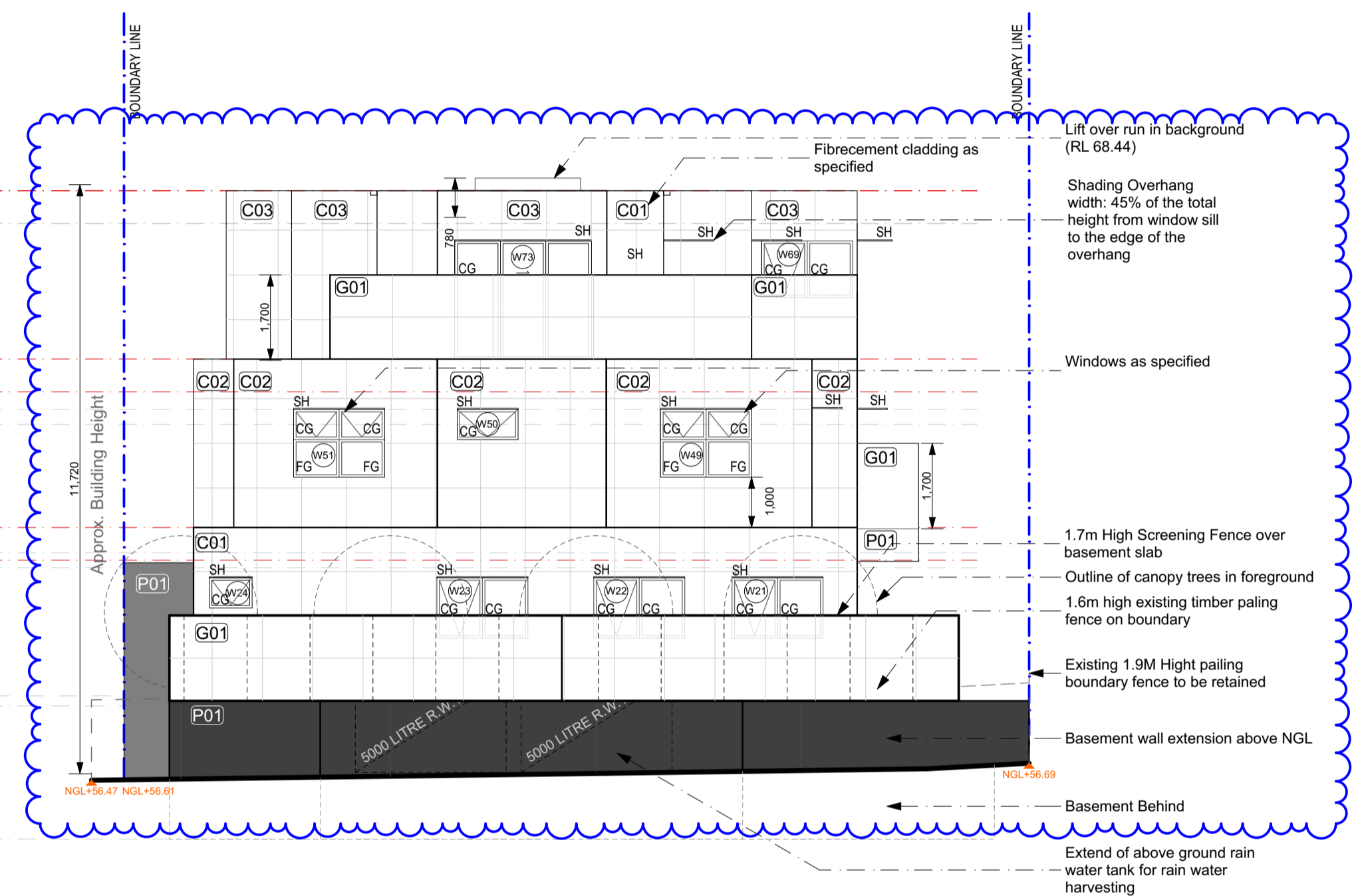
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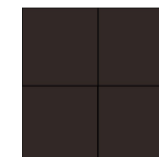

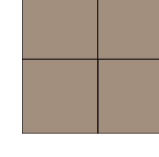
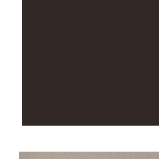
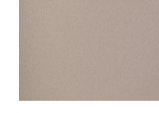
East Elevation As Approved in 2019



Proposed East Elevation - External Screens Removed



**FINISHES SCHEDULE**

	C01. Fibercement Matrix Cladding with 'CHOCOLATE CAKE' Dulux Paint
	C02. Fibercement Matrix Cladding with 'AMBIT' Dulux Paint
	C03. Fibercement Matrix Cladding with 'ZINC BLEND' Dulux Paint
	P01. Dulux 'CHOCOLATE CAKE'
	G01. Bronze Frosted Glass (no more than 25% transparency with visual light transmittance (VLT) ≥ 70%.)

**NOTES:**

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. New floor structure and suspended ceilings proposed to fit all services above ground floor level.
6. Basement and ground floor levels remain unchanged as built.
7. Pedestrian visibility splay 2m wide x 2.5 m deep. All structures including fences and vegetation within the splay must not be more than 900mm height. Sight triangle to be atleast 50% clear of visual obstructions.

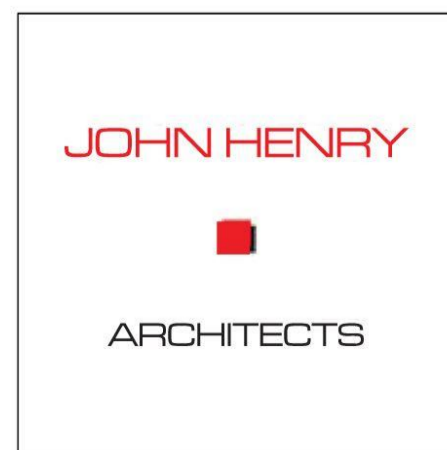
**Legend:**

- Proposed Level Line (Red) - - - - -
- Existing Level Line (Grey) - - - - -
- FG Frosted Glass
- SH Shading Overhangs

**REV 3**

-ESD Annotation has been added

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#	Submitted to Council	22/03/2021
1	Submitted to Council	27/04/2021
1	Submitted to Council	7/05/2021
1	Issued to energy consultant	18/05/2021
2	Issued to Client & Council	23/06/2021
3	Issued to Council	13/07/2021

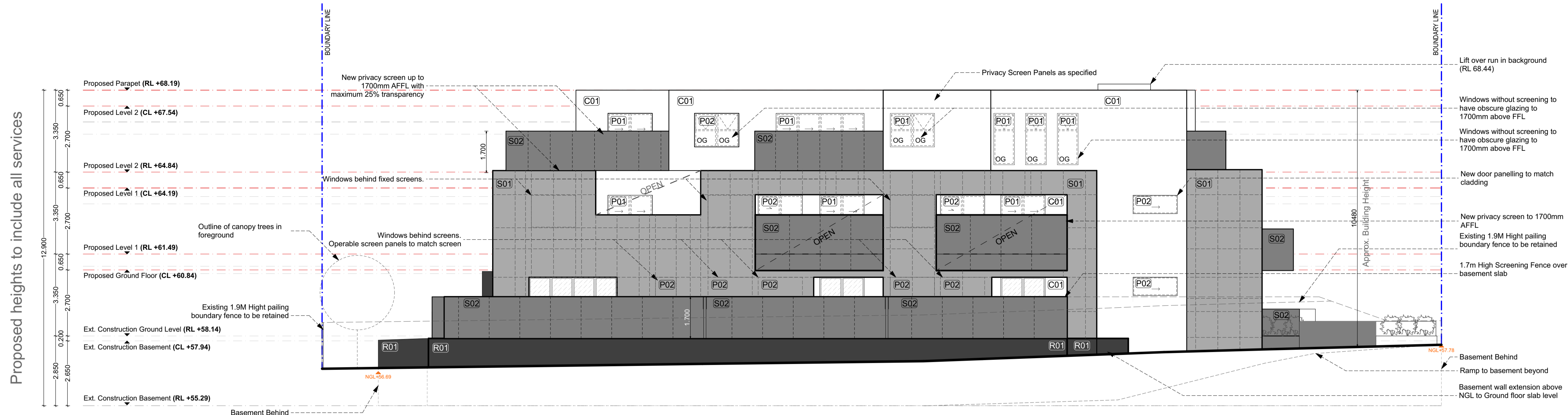
No.	Description	Date

Project Title  
**1405 Dandenong Road Malvern East**

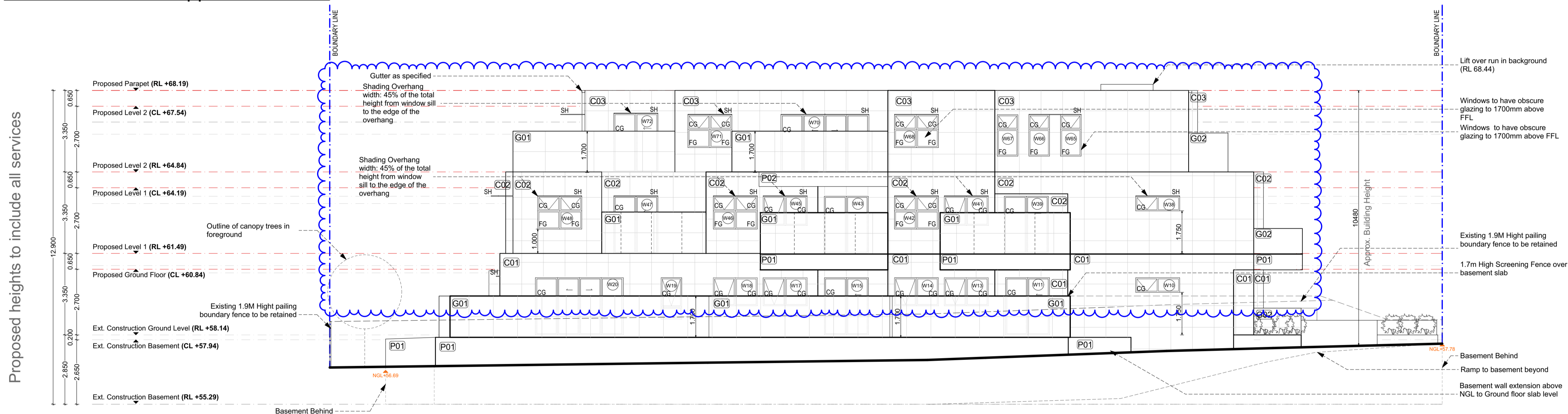
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Drawing Title <b>Proposed East Elevation</b>		
Print Date 13/07/2021	Page No. <b>PA-401</b>	Revision <b>3</b>
Project Date 23/04/2018		
Drawn by YD/DM		
Checked by JH	Scale 1:100@A1, 1:200 @ A3	

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North Elevation As Approved in 2019



Proposed North Elevation - External Screens Removed

**NOTES:**

1. Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
2. All floor plans to remain as was approved by council in previous application.
3. New floor structure and suspended ceilings proposed to fit all services above ground floor level.
6. Basement and ground floor levels remain unchanged as built.
7. Pedestrian visibility splay 2m wide x 2.5 m deep. All structures including fences and vegetation within the splay must not be more than 900mm height. Sight triangle to be atleast 50% clear of visual obstructions.

**Legend:**

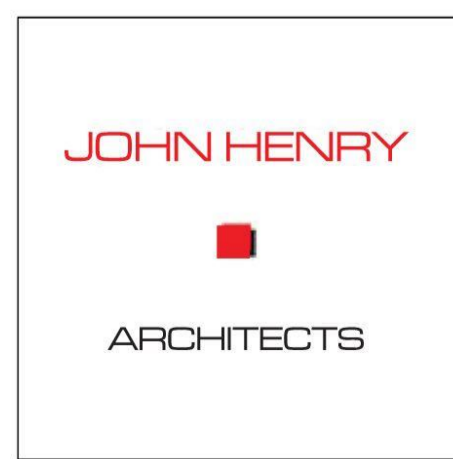
- Proposed Level Line (Red)
- Existing Level Line (Grey)
- FG Frosted Glass
- SH Shading Overhangs

**FINISHES SCHEDULE**

- C01. Fibercement Matrix Cladding with 'CHOCOLATE CAKE' Dulux Paint
- C02. Fibercement Matrix Cladding with 'AMBIT' Dulux Paint
- C03. Fibercement Matrix Cladding with 'ZINC BLEND' Dulux Paint
- P01. Dulux 'CHOCOLATE CAKE'
- P02. Dulux 'AMBIT'
- G01. Bronze Frosted Glass (no more than 25% transparency with visual light transmittance (VLT) ≥ 70%.)
- G02. Clear Glass

**REV 4**  
-ESD annotation has been added

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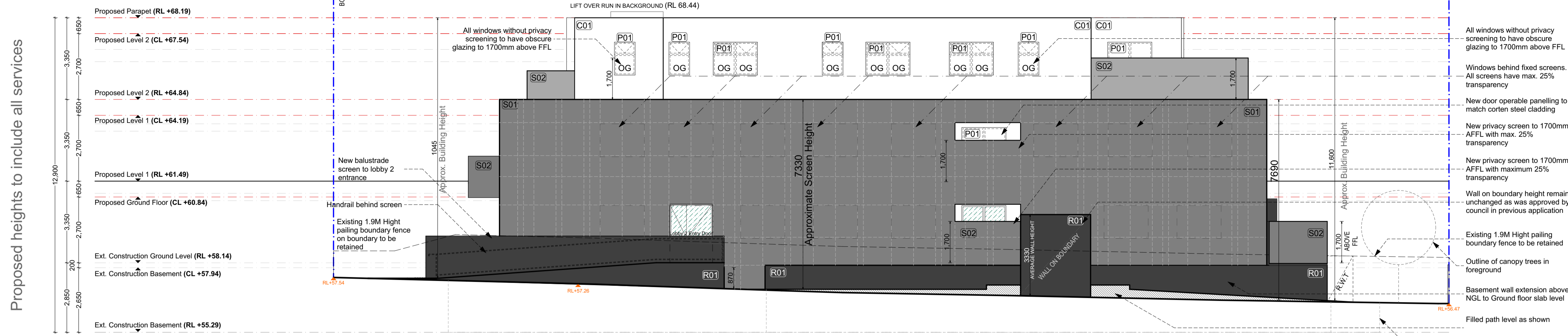
No.	Description	Date
#	Issued to client	03/03/2021
#	Submitted to Council	22/03/2021
1	Submitted to Council	27/04/2021
2	Submitted to Council	7/05/2021
2	Issued to energy consultant	18/05/2021
3	Issued to Client & Council	23/06/2021
4	Issued to Council	13/07/2021

No.	Description	Date

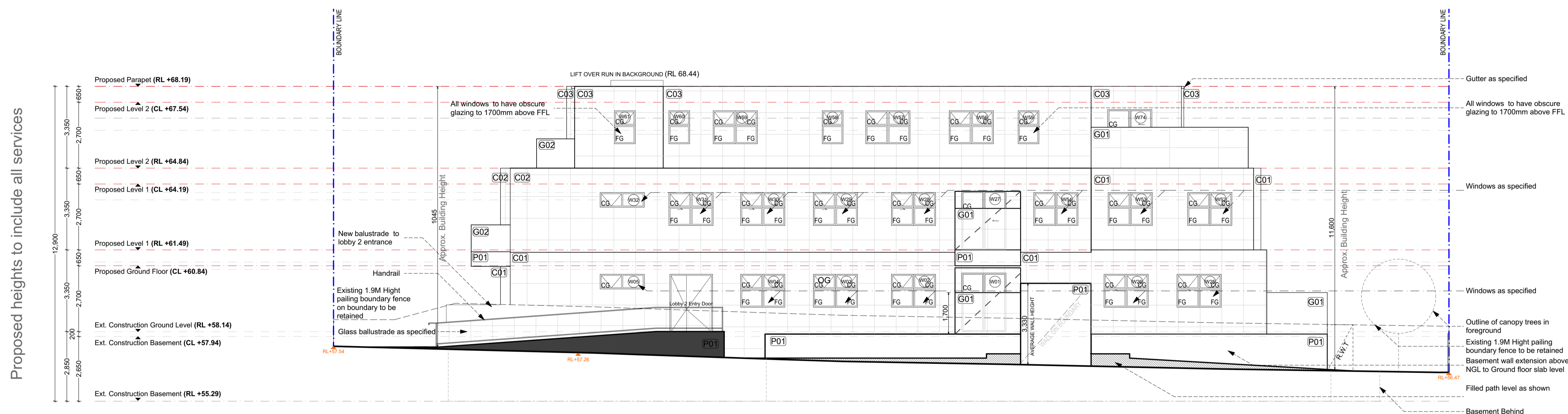
Project Title  
**1405 Dandenong Road  
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Drawing Title		Revision	
Proposed North Elevation		4	
Print Date	13/07/2021	Page No.	PA-402
Project Date	23/04/2018	Scale	1:100@A1, 1:200 @ A3
Drawn by	YD/DM	Checked by	JH



South Elevation As Approved in 2019



Proposed South Elevation - External Screens Removed

**NOTES:**

- Unless noted otherwise all levels are in meters and all dimensions are in millimeters.
- All floor plans to remain as was approved by council in previous application.
- New floor structure and suspended ceilings proposed to fit all services above ground floor level.
- Basement and ground floor levels remain unchanged as built.
- Pedestrian visibility splay 2m wide x 2.5 m deep. All structures including fences and vegetation within the splay must not be more than 900mm height. Sight triangle to be at least 50% clear of visual obstructions.

**Legend:**

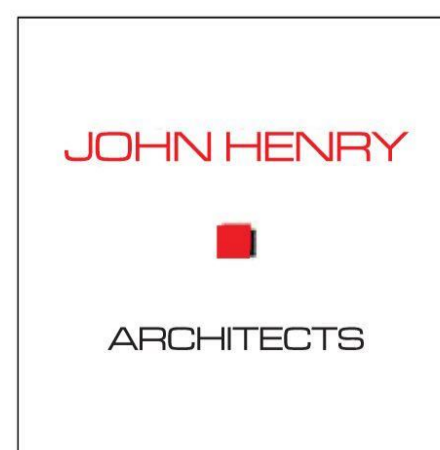
- Proposed Level Line (Red) - - - - -
- Existing Level Line (Grey) - - - - -
- FG Frosted Glass

**FINISHES SCHEDULE**

- C01. Fibercement Matrix Cladding with 'CHOCOLATE CAKE' Dulux Paint
- C02. Fibercement Matrix Cladding with 'AMBIT' Dulux Paint
- C03. Fibercement Matrix Cladding with 'ZINC BLEND' Dulux Paint
- P01. Dulux 'CHOCOLATE CAKE'
- P02. Dulux 'AMBIT'
- G01. Bronze Frosted Glass (no more than 25% transparency with visual light transmittance (VLT) ≥ 70%.)
- G02. Clear Glass

**REV 2**  
-ESD annotation has been added

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No.	Description	Date
#	Issued to client	03/03/2021
#	Submitted to Council	22/03/2021
1	Submitted to Council	27/04/2021
1	Submitted to Council	7/05/2021
1	Issued to energy consultant	18/05/2021
2	Issued to Council	13/07/2021

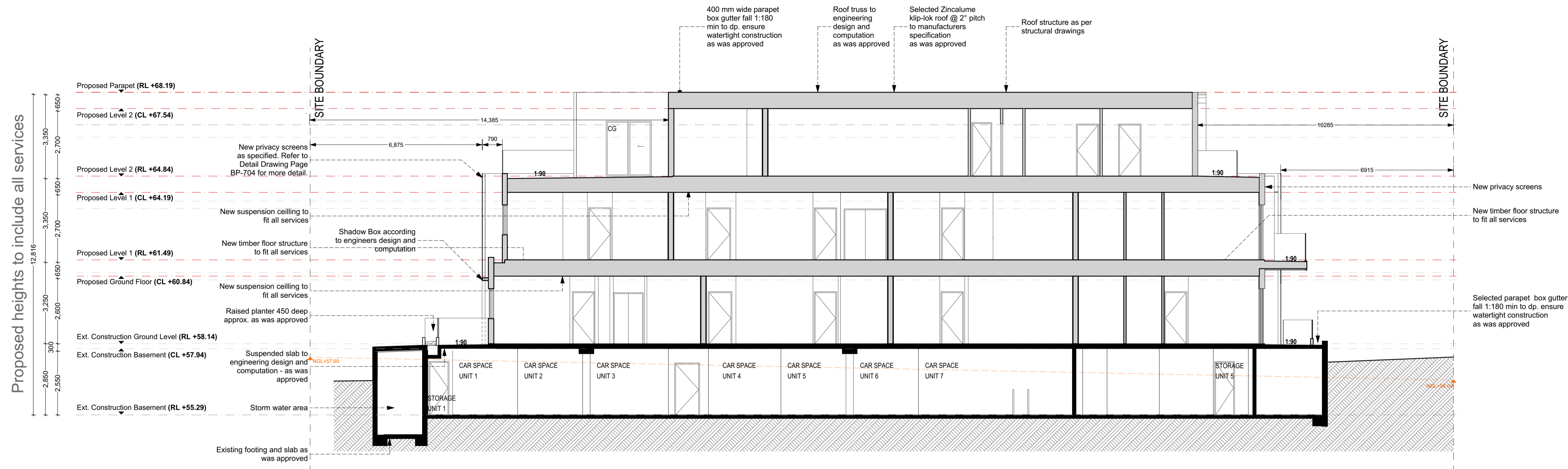
No.	Description	Date

Project Title  
**1405 Dandenong Road  
Malvern East**

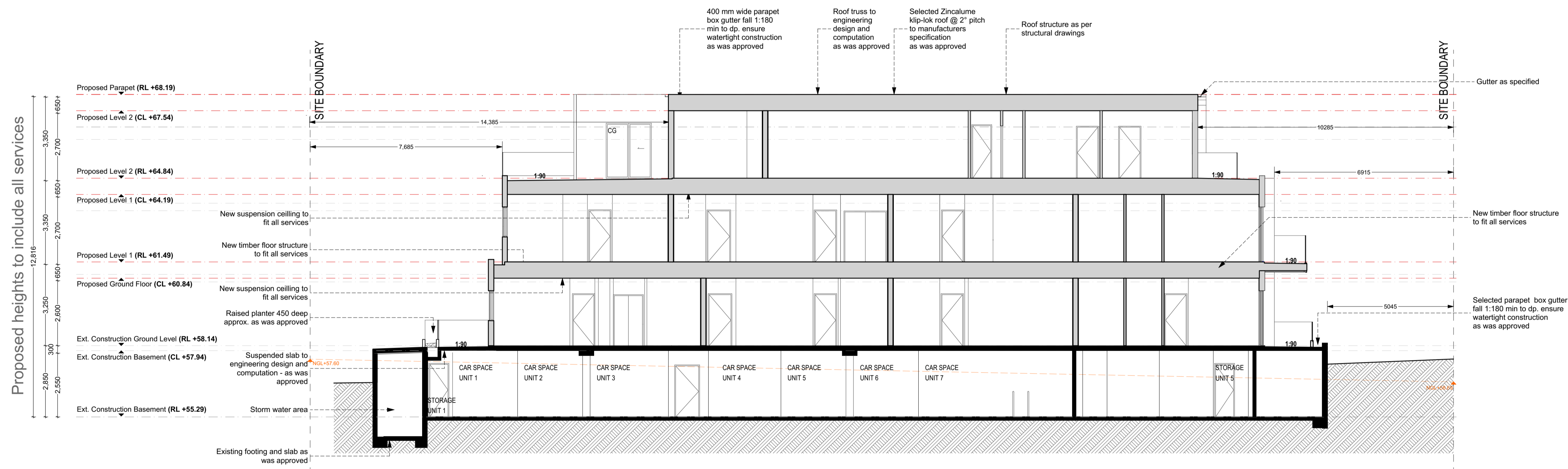
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Drawing Title		
<b>Proposed South Elevation</b>		
Print Date	13/07/2021	Page No.
Project Date	23/04/2018	<b>PA-403</b>
Drawn by	YD/DM	Revision
Checked by	JH	<b>2</b>
Scale 1:100@A1, 1:200 @ A3		

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**Section A-A As Approved in 2019**

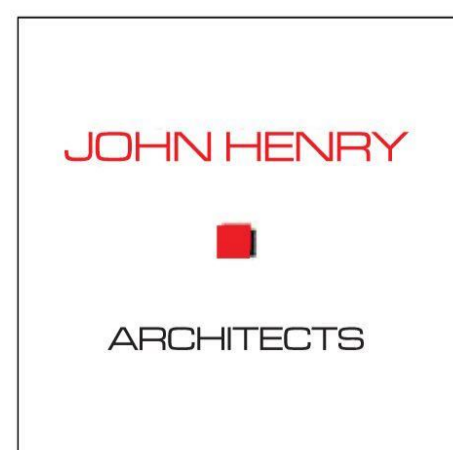


**New Section A-A - External Screens Removed**

**Legend:**

Proposed Level Line (Red) -----  
 Existing Level Line (Grey) -----

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#	Submitted to Council	22/03/2021
#	Submitted to Council	27/04/2021
#	Submitted to Council	7/05/2021

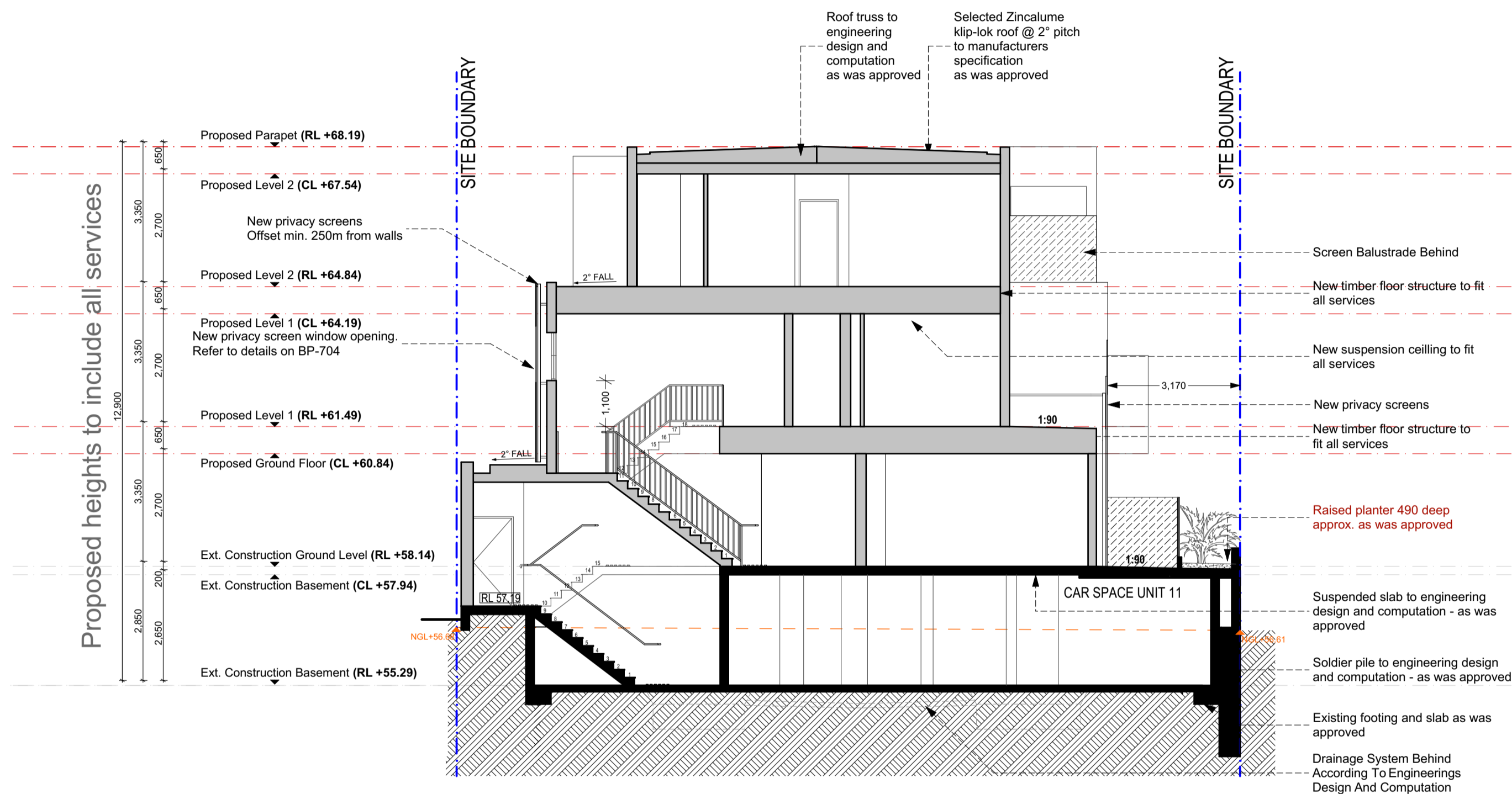
No.	Description	Date

Project Title  
**1405 Dandenong Road  
 Malvern East**

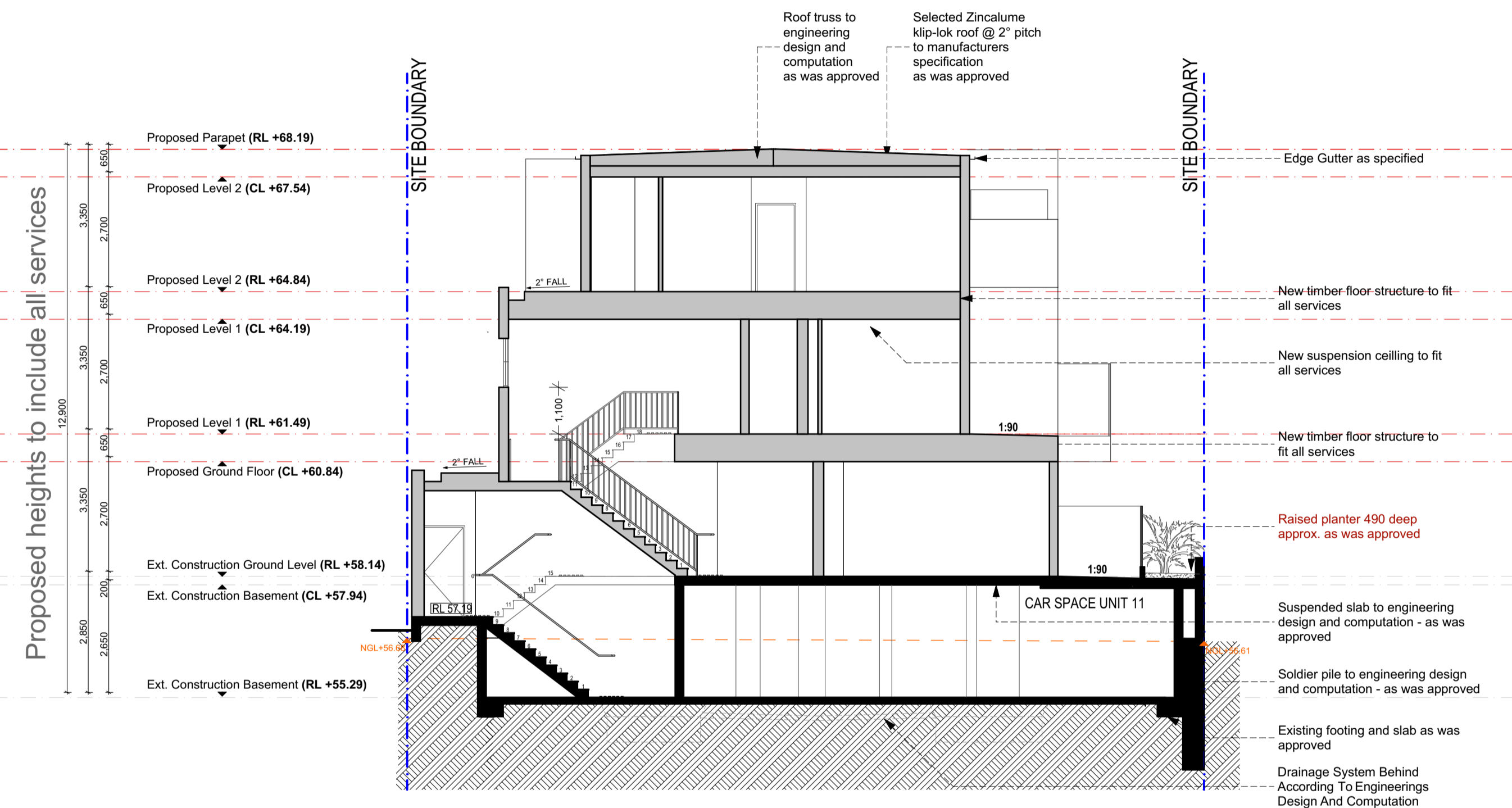
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Drawing Title		Section A-A	
Print Date	7/05/2021	Page No.	PA-500
Project Date	23/04/2018	Revision	#
Drawn by	YD/DM	Scale	1:100@A1, 1:200 @ A3
Checked by	JH		

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Section B-B As Approved in 2019

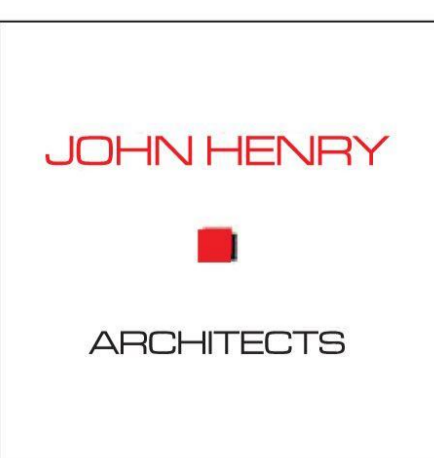


New Section B-B - External Screens Removed

**Legend:**

Proposed Level Line (Red) -----  
 Existing Level Line (Grey) -----

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No.	Description	Date
#	Issued to client	03/03/2021
#	Submitted to Council	22/03/2021
#	Submitted to Council	27/04/2021
#	Submitted to Council	7/05/2021

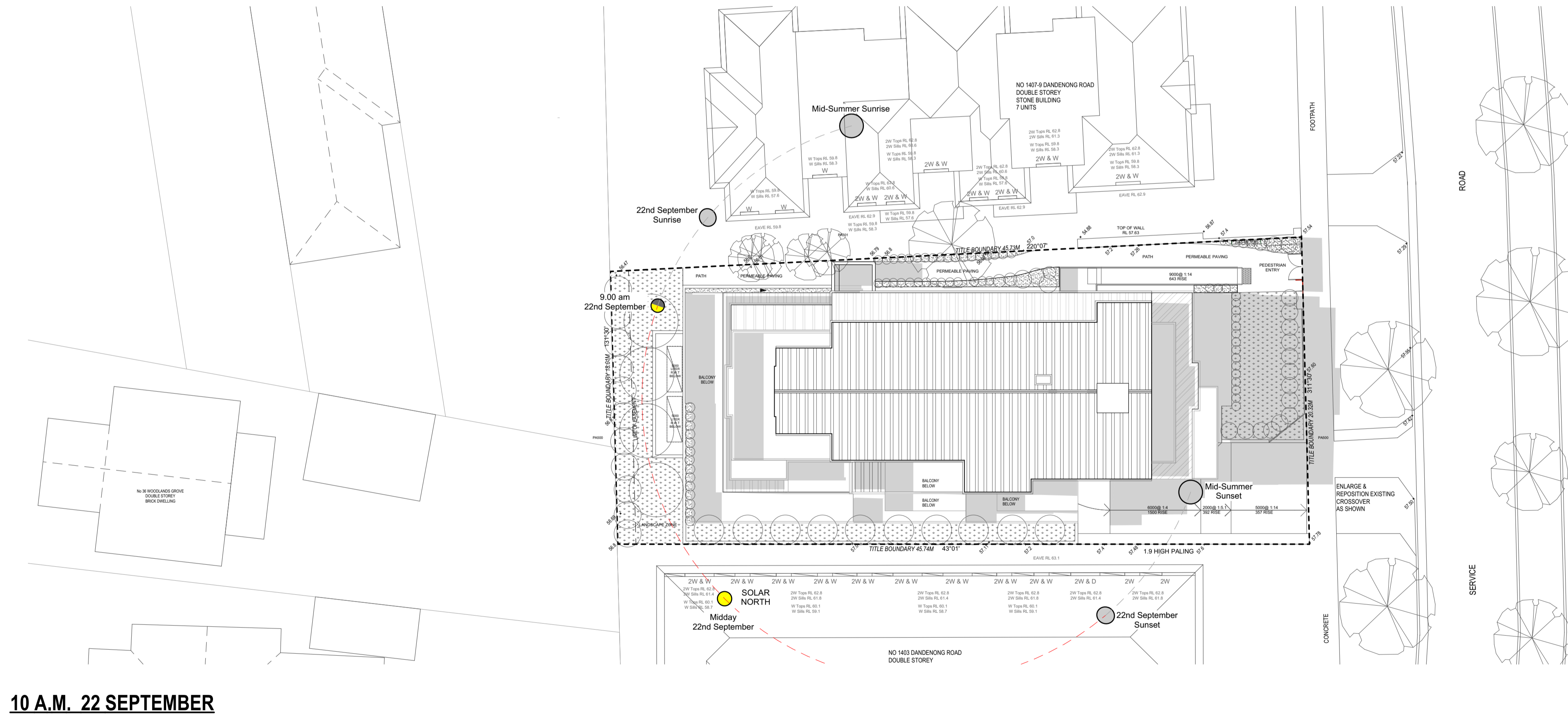
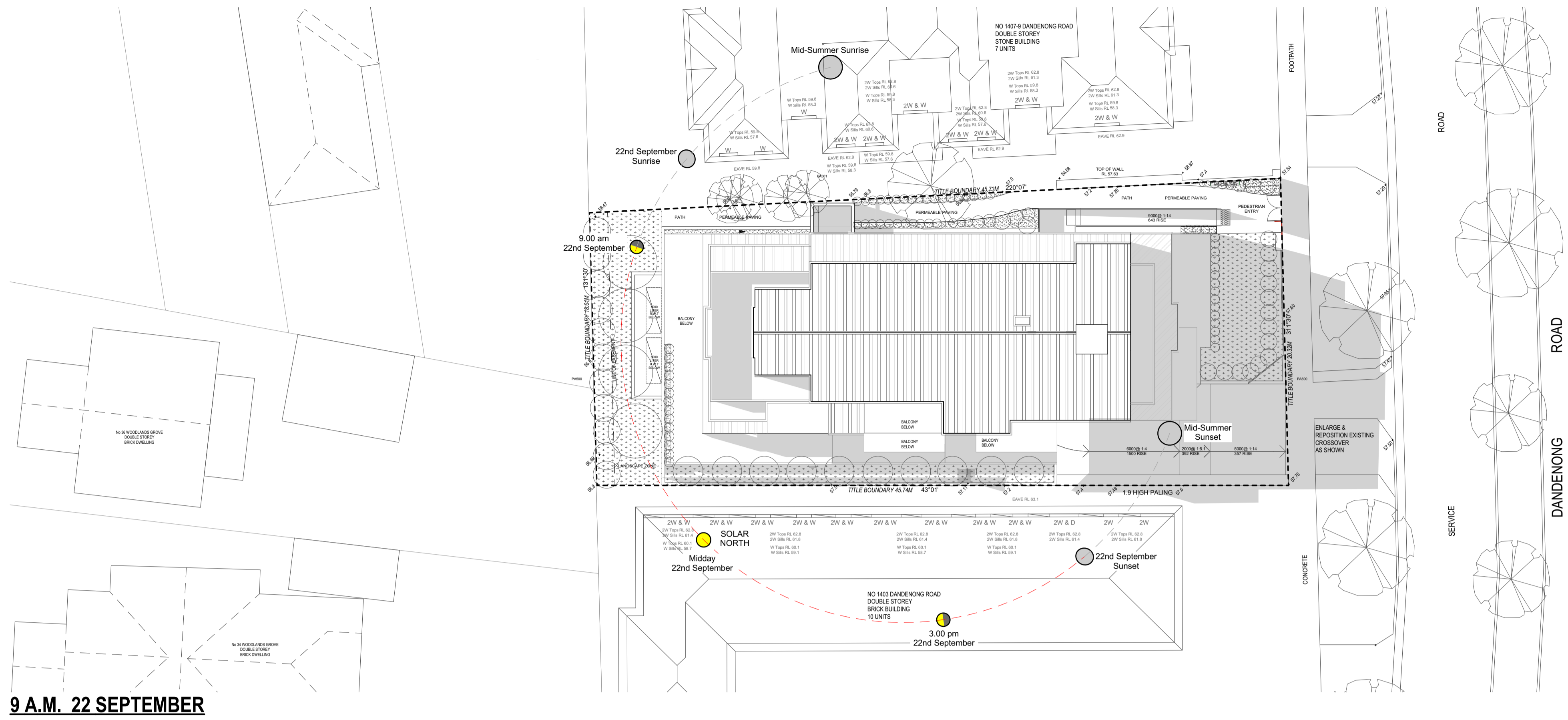
No.	Description	Date

Project Title  
**1405 Dandenong Road  
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Drawing Title		Section B-B	
Print Date	7/05/2021	Page No.	PA-501
Project Date	23/04/2018	Revision	#
Drawn by	YD/DM	Scale	1:100@A1, 1:200 @ A3
Checked by	JH		

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#	Submitted to Council	22/03/2021
#	Submitted to Council	27/04/2021
#	Submitted to Council	7/05/2021

No.	Description	Date

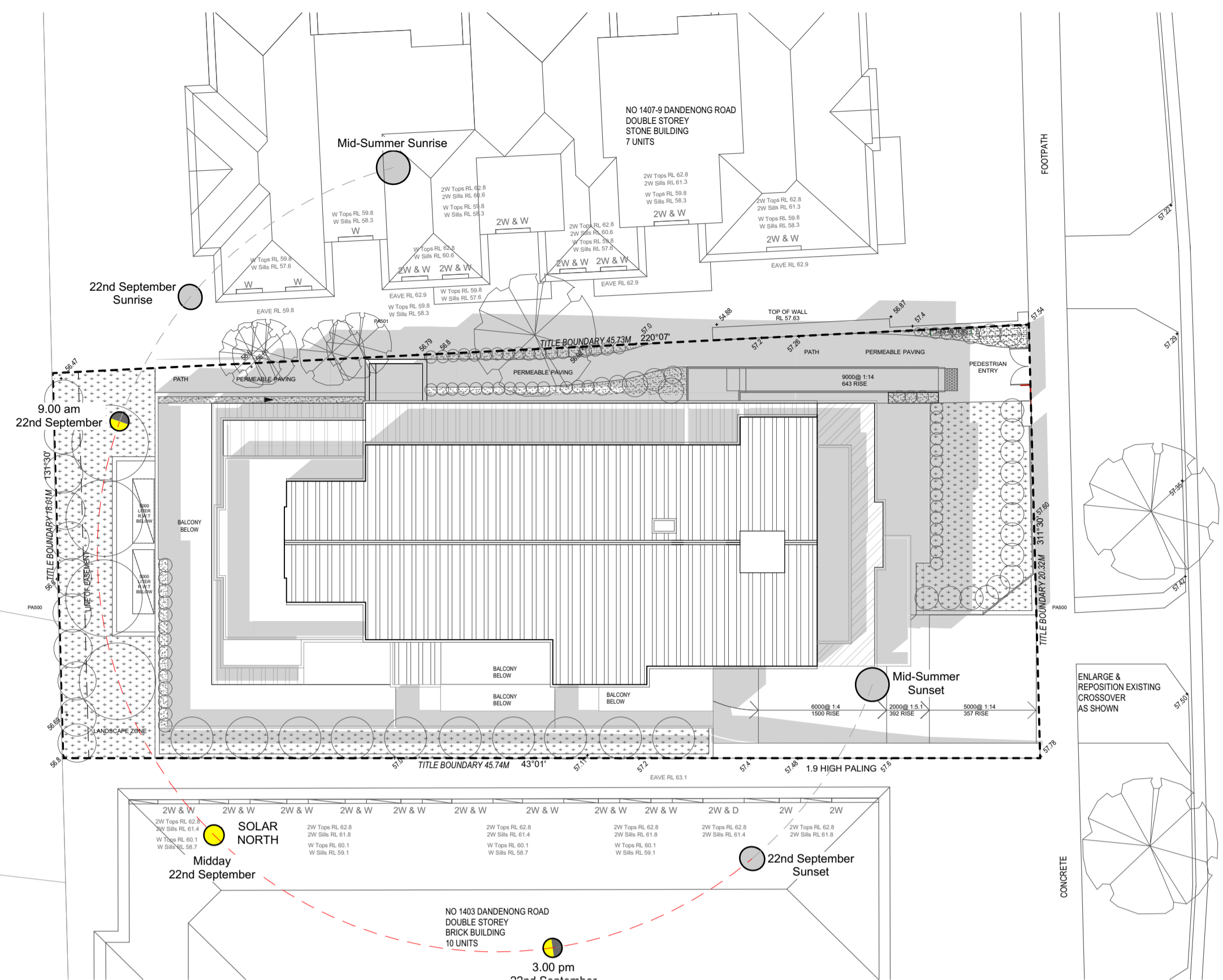
Project Title  
**1405 Dandenong Road  
Malvern East**

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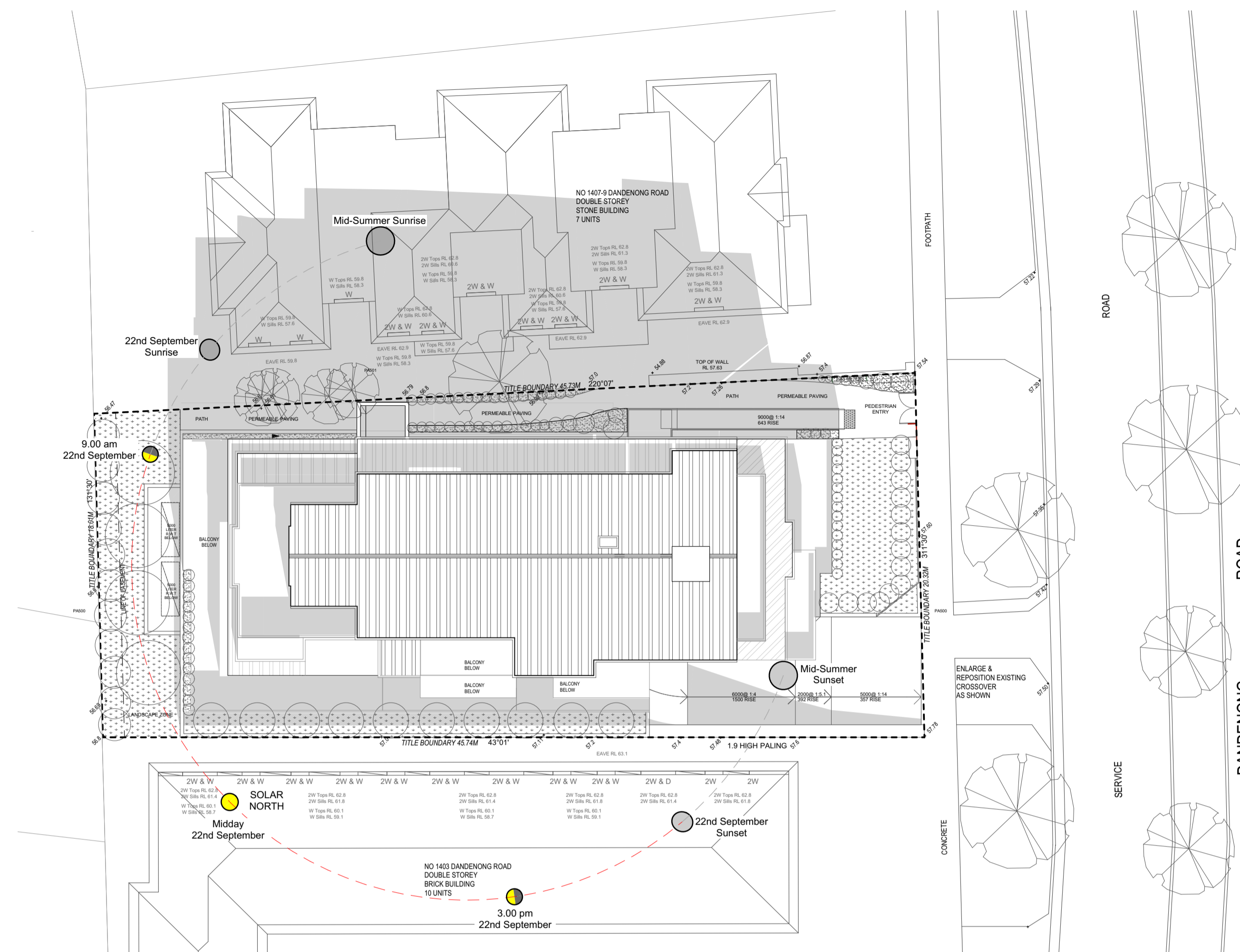
Drawing Title <b>Shadow Diagram</b>		
Print Date 7/05/2021	Page No. <b>PA-205</b>	
Project Date 23/04/2018	Revision <b>#</b>	
Drawn by YD/DM		
Checked by JH	Scale 1:200@A1, 1:500 @ A3	



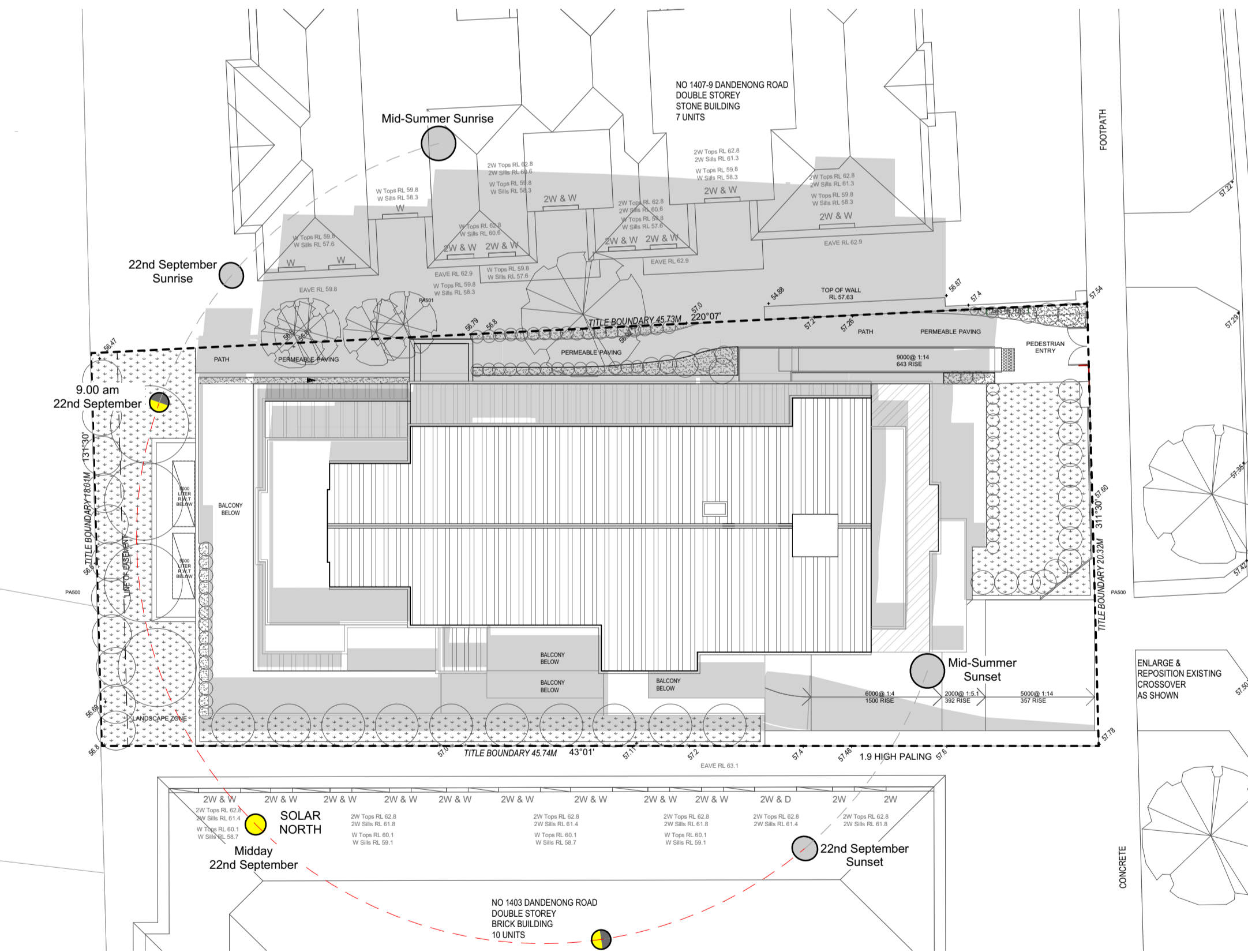
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**12 P.M. 22 SEPTEMBER**

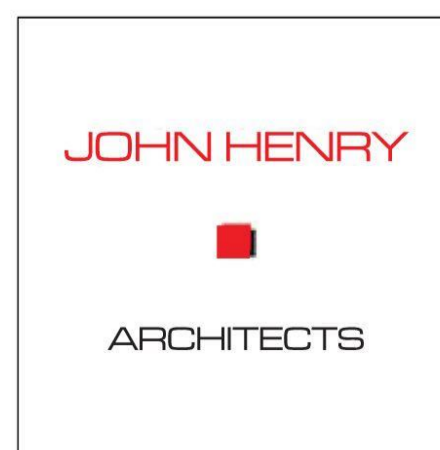


**3 P.M. 22 SEPTEMBER**



**2 P.M. 22 SEPTEMBER**

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#	Submitted to Council	7/05/2021

No.	Description	Date

Project Title  
**1405 Dandenong Road  
Malvern East**

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Drawing Title  
**Shadow Diagram**

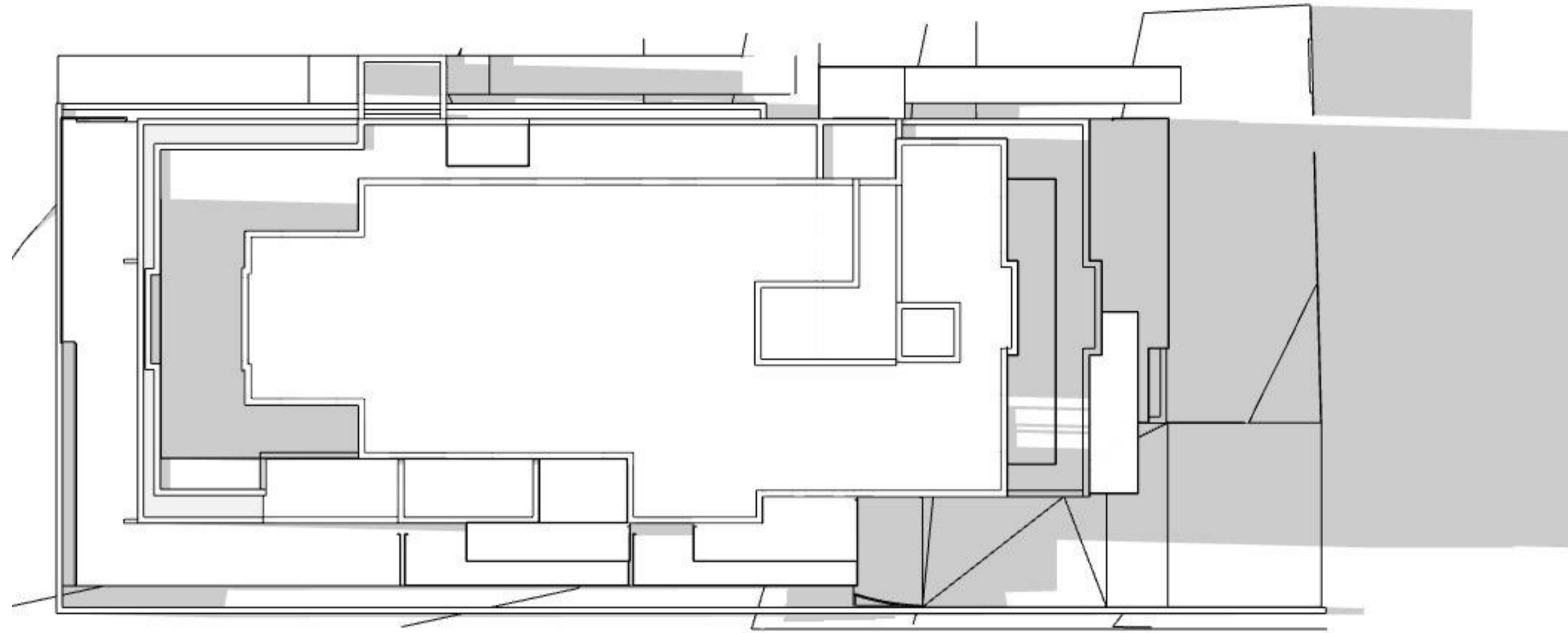
Print Date 7/05/2021  
Project Date 23/04/2018  
Drawn by YD/DM  
Checked by JH

Page No.  
**PA-206**

Revision  
**#**

Scale 1:200@A1, 1:500 @ A3

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**9AM. 21 JUNE**



**3PM. 21 JUNE**

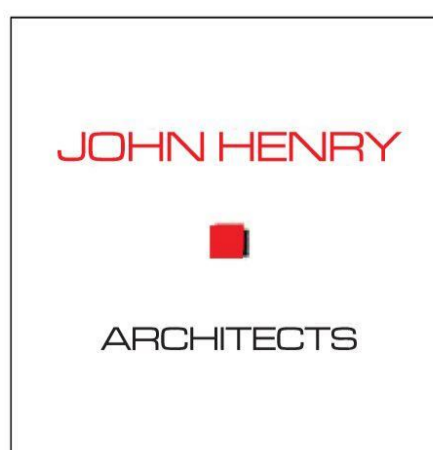
**REV 1**

-New shadow diagrams added to show communal open space receiving a minimum of two hours of sunlight as per Standard B37



**12PM. 21 JUNE**

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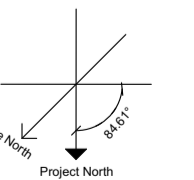
No.	Description	Date
#	Issued to client	03/03/2021
#	Submitted to Council	22/03/2021
1	Submitted to Council	27/04/2021
1	Submitted to Council	7/05/2021

No.	Description	Date

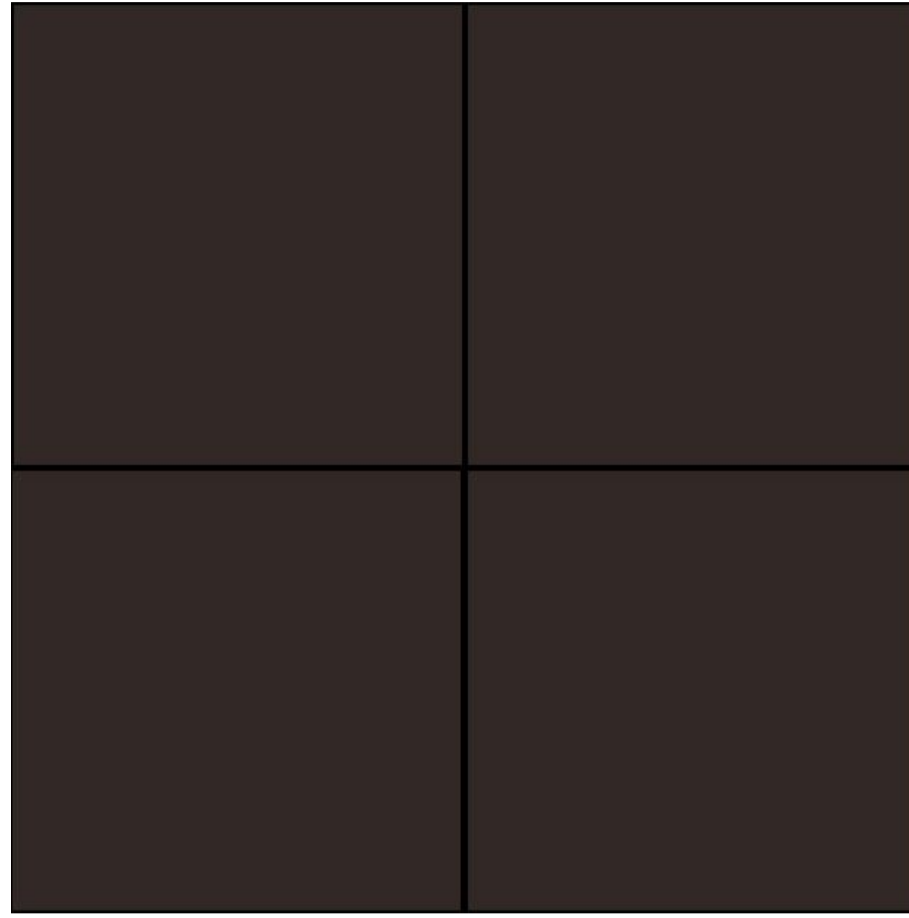
Project Title  
**1405 Dandenong Road  
Malvern East**

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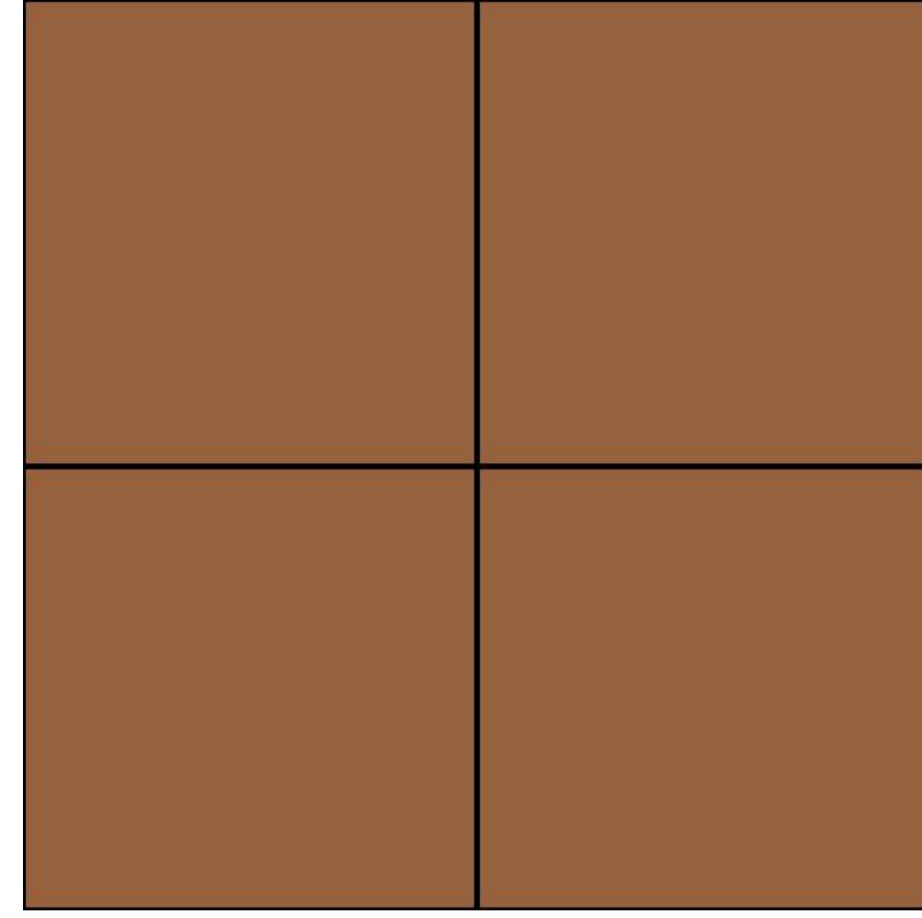
Drawing Title		Page No.		Revision	
<b>Shadow Diagram</b>		<b>PA-207</b>		<b>1</b>	
Print Date	7/05/2021	Project Date	23/04/2018	Drawn by	YD/DM
Checked by	JH	Scale	1:200@A1, 1:500 @ A3		



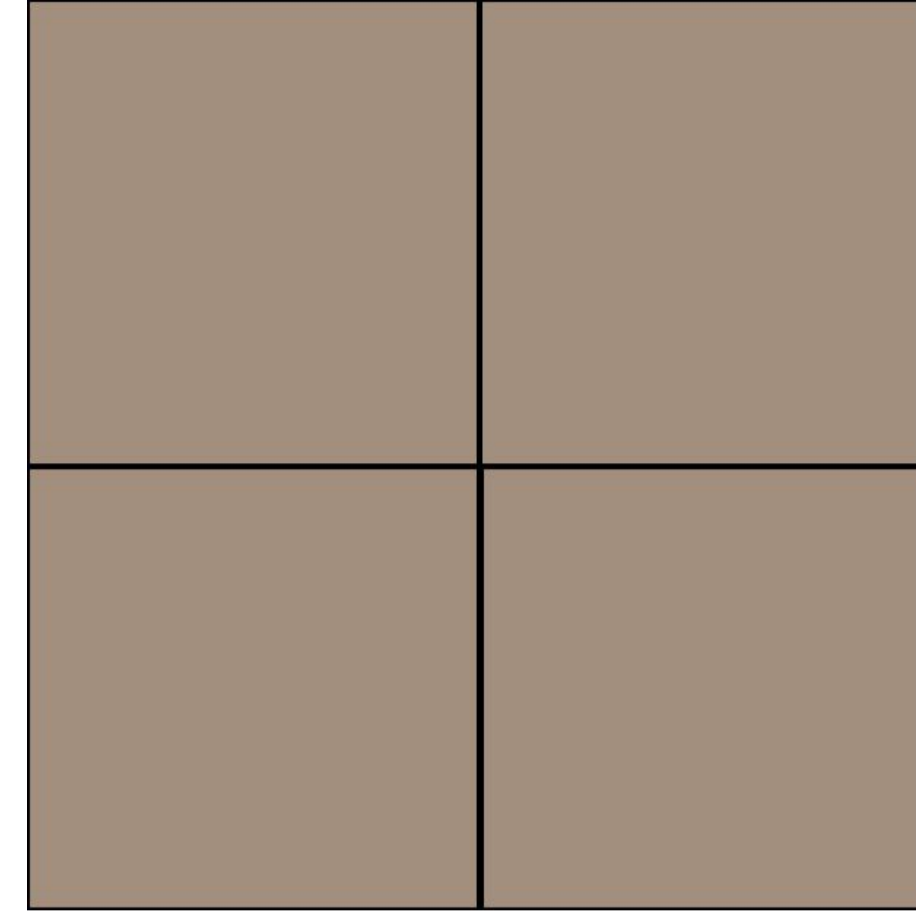
**CLADDING**



C01. Fibercement Matrix Cladding with 'CHOCOLATE CAKE' Dulux Paint



C02. Fibercement Matrix Cladding with 'AMBIT' Dulux Paint

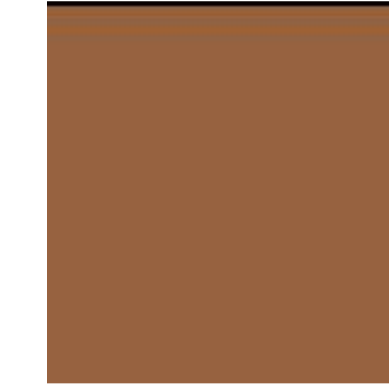


C03. Fibercement Matrix Cladding with 'ZINC BLEND' Dulux Paint

**PAINT**



P01. Dulux 'CHOCOLATE CAKE'



P02. Dulux 'AMBIT'

**BALLUSTRADE**



G01. Bronze Frosted Glass (no more than 25% transparency with visual light transmittance (VLT) ≥ 70%.)

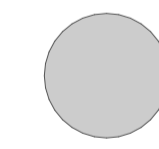
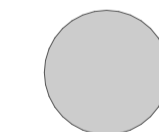


G02. Clear Glass

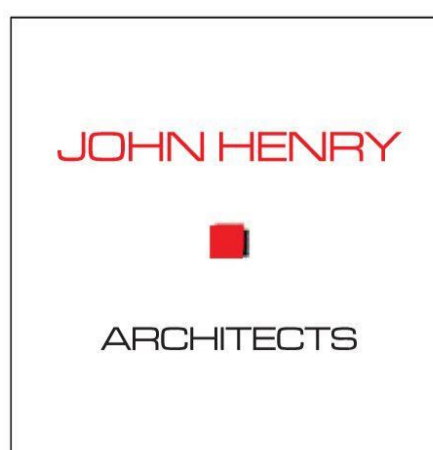
**REV 2**

-ESD annotation has been added

**Construction Materials:**

-  Timber framing for all floor plans except basement floor
-  Concrete wall and floor systems for basement floor

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No.	Description	Date
#	Issued to client	03/03/2021
#	Submitted to Council	22/03/2021
1	Submitted to Council	27/04/2021
1	Submitted to Council	7/05/2021
1	Issued to energy consultant	18/05/2021
2	Issued to Council	13/07/2021

No.	Description	Date

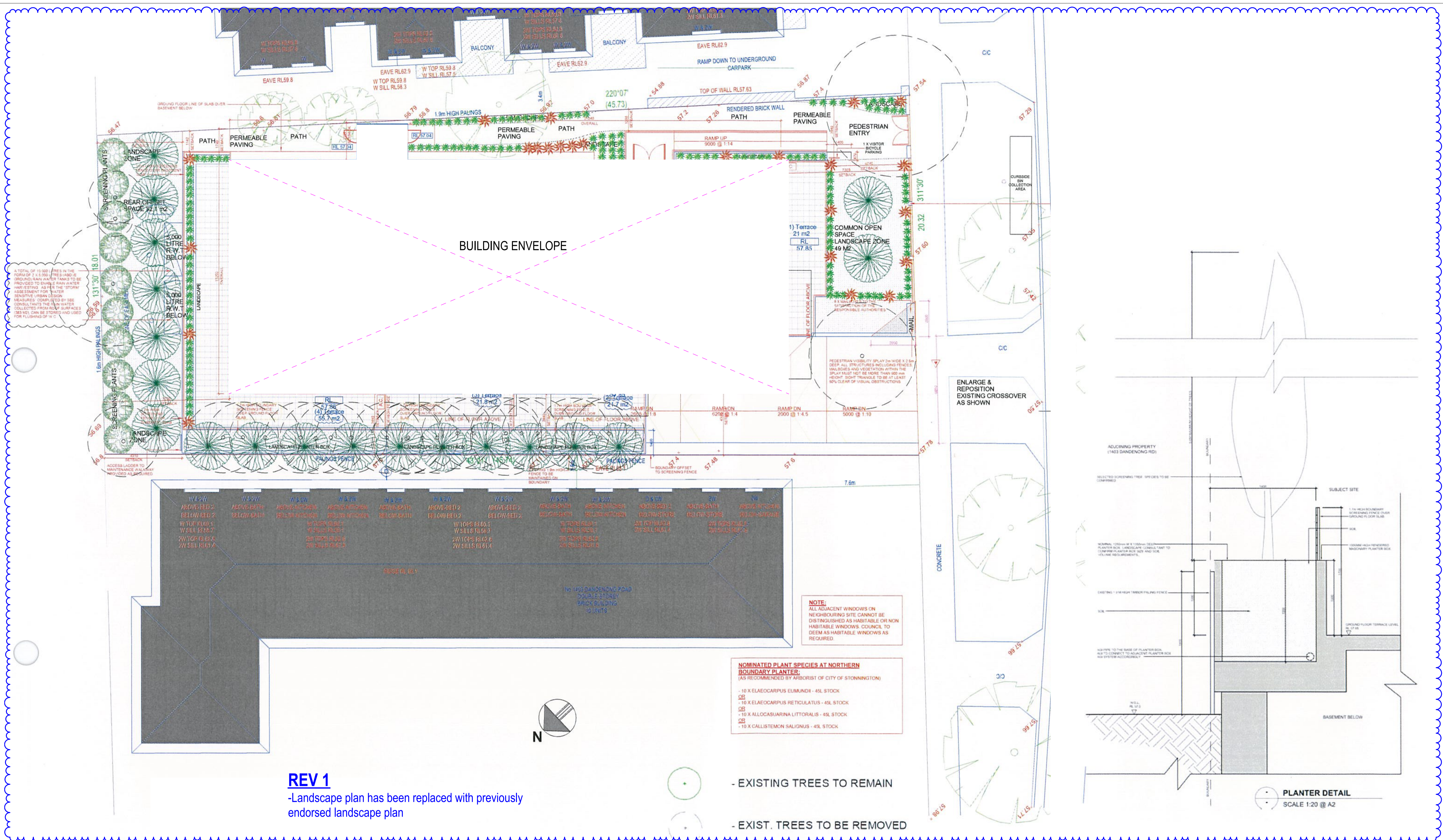
Project Title  
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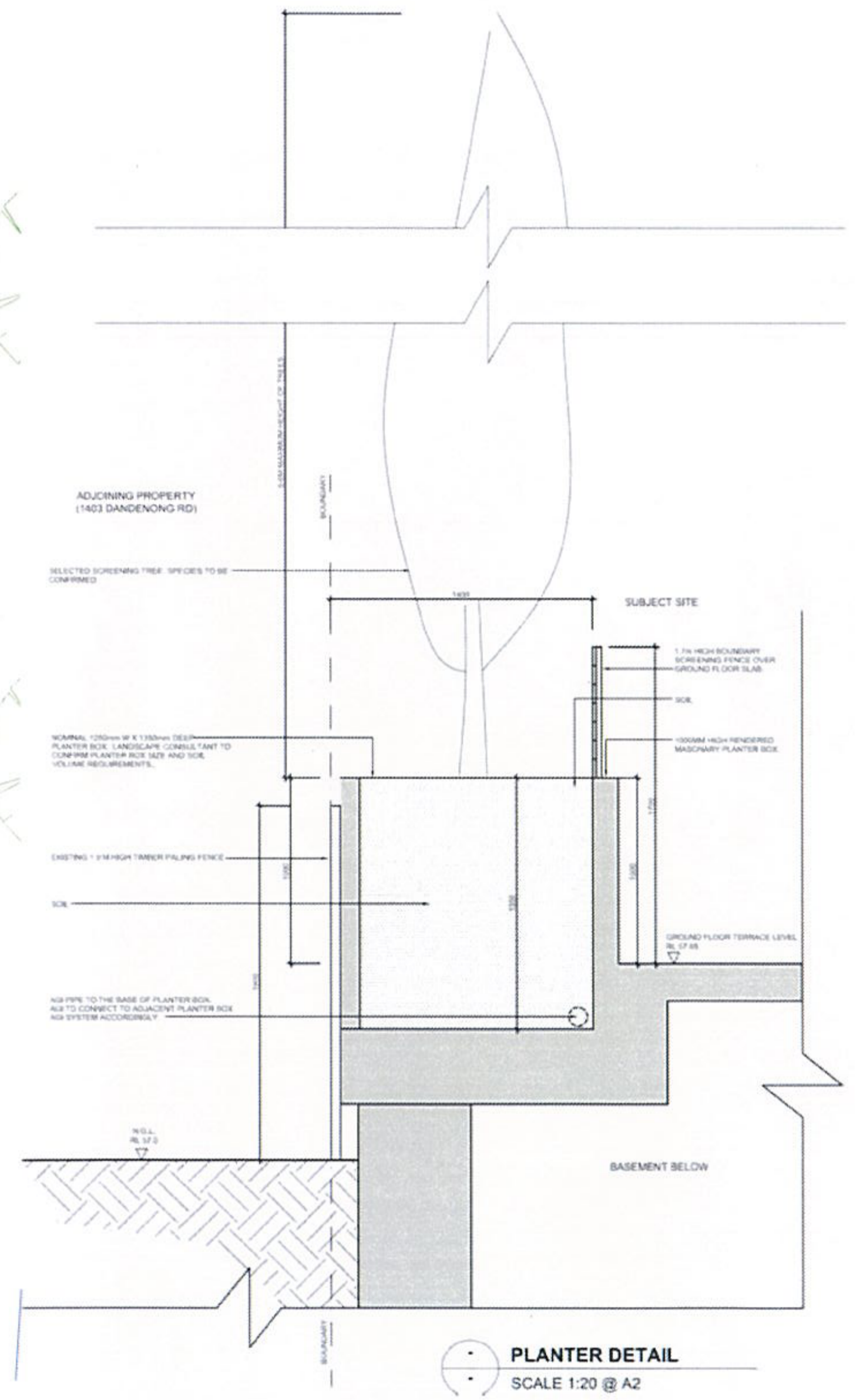
Drawing Title		
<b>Material Schedule</b>		
Print Date	13/07/2021	Page No.
Project Date	23/04/2018	<b>PA-900</b>
Drawn by	YD/DM	Revision
Checked by	JH	<b>2</b>
Scale		N.T.S

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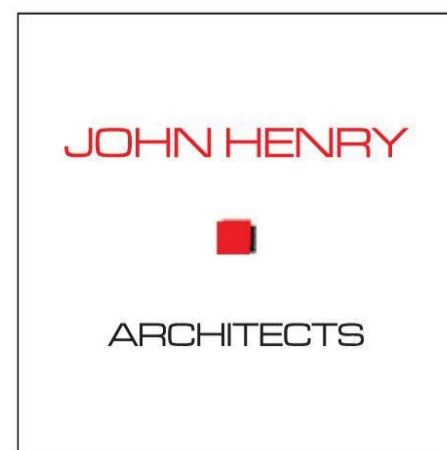
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**REV 1**  
-Landscape plan has been replaced with previously endorsed landscape plan



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1	Submitted to Council	7/05/2021





No.	Description	Date

Project Title  
**1405 Dandenong Road Malvern East**

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Drawing Title		Landscape Plan	
Print Date	7/05/2021	Page No.	PA-102
Project Date	23/04/2018	Revision	1
Drawn by	YD	Scale	1:100@A1, 1:200 @ A3
Checked by	JH		

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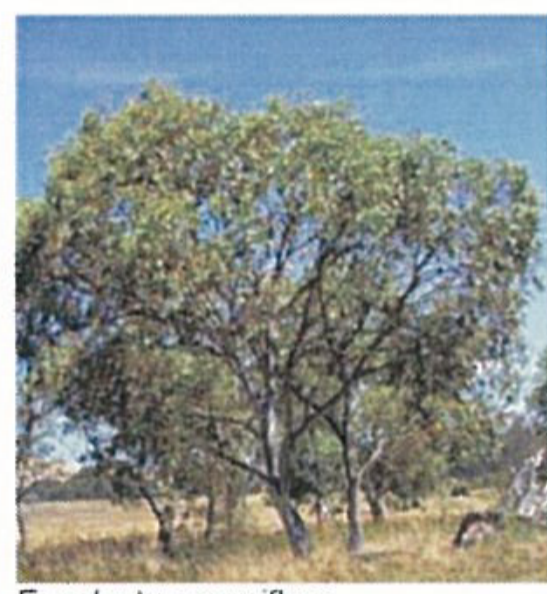
TREE SCHEDULE						
	NO.	BOTANICAL NAME	COMMON NAME	POT SIZE	HEIGHT	COUNT
	1	Lomanda tanika	Lomandra	150mm	400mm	148
	2	Lavandula Demtata	French lavender	150mm	500mm	24
	3	Eucalyptus pauciflora	Eucalyptus 'Little Snowman'	400mm	2000mm	10
	4	Elaeocarpus Eumundi	Eumundi Quandong	400mm / Planter Box	8000mm	19



Lavandula Demtata






Lomanda tanika

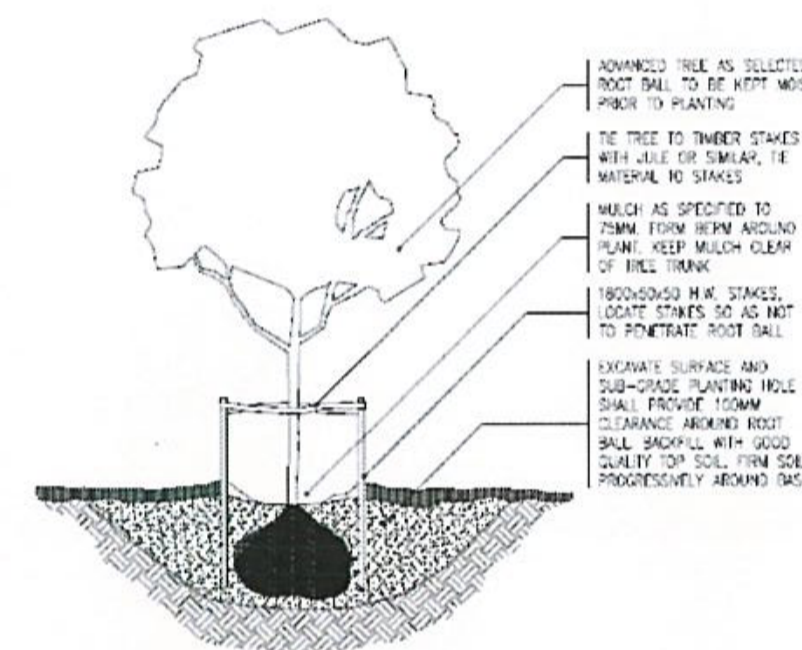


Eucalyptus pauciflora

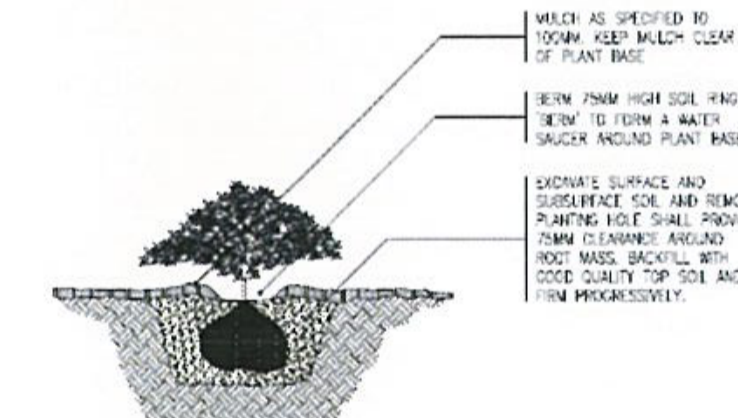


Elaeocarpus Eumundi

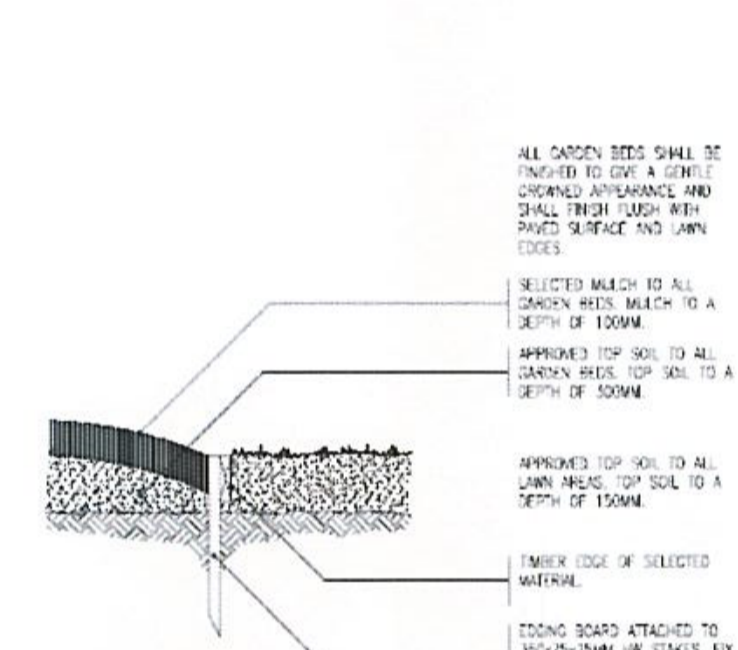
HARD SURFACE DETAILS			
	1	Driveway	Concrete as per Engineers Design
	2	Pathways	Pavers similar to Boral Adobe 400x400 in Latte colour or Similar
	3	Patios/Balconies	Pavers similar to Boral Stoneworks 400x400 in Limestone colour or similar
	4	Pearmeable Paving	Pavers similar to Boral Hydrapave 80mm Thick



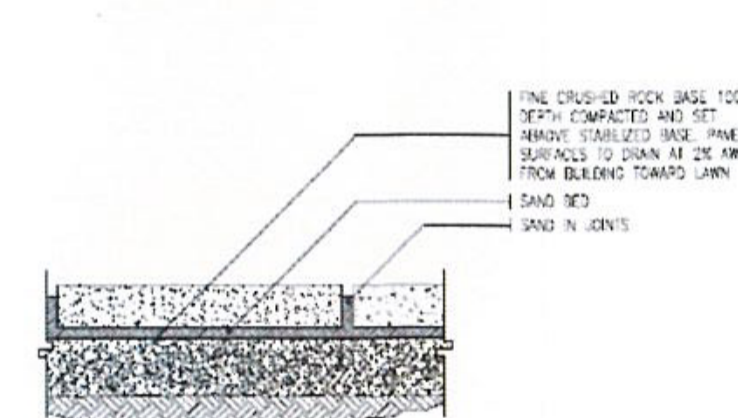
DETAIL 1  
ADVANCED TREE PLANTING



DETAIL 2  
STANDARD PLANTING



DETAIL 3  
TIMBER EDGING



DETAIL 4  
SELECTED PAVERS

**TREE PROTECTION ZONE NOTES**

The tree protection zone (TPZ) is either within drip line of the tree or at a distance of half the height of the tree from the trunk, whichever distance is greater.

An immovable protective fence must be constructed at this distance from the tree trunk and this area is to be kept free from the vehicles, equipments, tools, side buildings, building materials etc.

Tree trunks previously standing in shade should be shaded the side facing the sun, if exposed during the construction.

The base of the tree to be retained is to be decompacted and provided with a 75mm layer of organic mulch and a drip watering system for the duration of constructions.

The following activities are not permitted within a TPZ

- Alteration of existing soil level;
- Storage of equipments or materials;
- Storage or dispersal of fuel, oil or chemicals;

A local law permit must be obtained before any earth work or pruning of more than 1/3 of outer canopy of any tree with trunk circumference of 110cm or greater at ground level.

Any constructions or excavation that involves encroachment within any tree protection zone must first be approved by a qualified arborist and local authority. Alternative construction methods must be employed such as screw pile footings. Stripe footing must not be used. Paving within the CRZ of all trees must be porous in nature. Excavation must be undertaken by hand after root inspection and pruning by a drip line and CRZ of any existing trees on site or adjoining properties.

**ADDITIONAL NOTES**

- Water efficient landscaping is required, including low water use planting and drip irrigation connected to rainwater tanks

**REV 2**

-ESD Report annotation has been added

**NOTES**

- Contractor to verify location of all underground services prior to commencement of work.
- Plant selection shall be as per the plant schedule in locations shown on the drawing. All plants are to be true to species and the best of their respective kinds. Plants are to have well developed root systems and shall be free of pests and disease. Water plants well before and after planting. Spray all areas shown on the drawings as garden bed and lawn with an approved non-residual contract herbicide (Glyphosate) following manufacturers specification. The herbicide shall be dyed red to identify exposed areas. Leave sprayed areas for a period of 10 days prior to being worked. Respray and weed still alive after 10 days.
- Determine PH of soil using PH kit available at most nurseries. PH should be slightly acidic to neutral - PH - 5.5 to 7.0. If PH is outside of this range contact your local nursery to obtain advice on how to improve the PH level. Some plants tolerate high or low PH level. If soil is mainly clay based, add gypsum to aid in breaking up the soil at the rate of 1.5kg/m2 to lawn areas and 2kg/m2 for garden bed areas.
- Install sub-surface drainage which discharge to storm water or soakage pits in areas with poor drainage (where moisture-loving plants are not specified). Cultivate soil for garden bed areas to 300mm depth and lawn areas to 100mm depth. Deep rip in areas of hardening-panning or compaction.
- Use on-site topsoil where possible and improve with organic material as required. Imported topsoil shall be fertile, friable soil containing organic matter and free from perennial weeds and their roots, stone or rubble, clods of topsoil and other extraneous material.
- Spread good quality topsoil containing compost to 100mm depth for garden bed areas and 75mm depth for lawn areas. To improve drainage in clay soils, raise soil level by 200mm in garden beds.
- Spread 75mm compacted depth organic mulch over all garden bed areas. Top of mulch shall be level with adjacent surface.
- Plant shrubs as per detail in holes of the same depth as the root ball and twice the diameter of the root ball. Water plants prior to and after backfilling. Do not tread plants. Plant root ball in the soil and never in the mulch.
- Apply fertiliser specific to individual plants' requirement. Plants with specialist fertiliser requirements include: Camellia, Azalea, Rhododendron, Protea Family, Citrus, Aquatic Plants, and Daphne. Consult your local nursery for advice.
- Trees should be staked for the first one to two years as per detail.
- All climber will require a wire or trellis climbing frame to be attached to adjacent surface.
- Install timber edging between all lawn areas and garden beds.

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Drawing Title		
<b>Landscape Specifications and Details</b>		
Print Date	13/07/2021	Page No.
Project Date	23/04/2018	<b>PA-103</b>
Drawn by	YD	Revision
Checked by	JH	<b>2</b>
Scale 1:100@A1, 1:200 @ A3		