

TWO TOWNHOUSES DEVELOPMENT@ 28 THOMAS STREET, MITCHAM,3132

Drawing Index

Architectural Drawings

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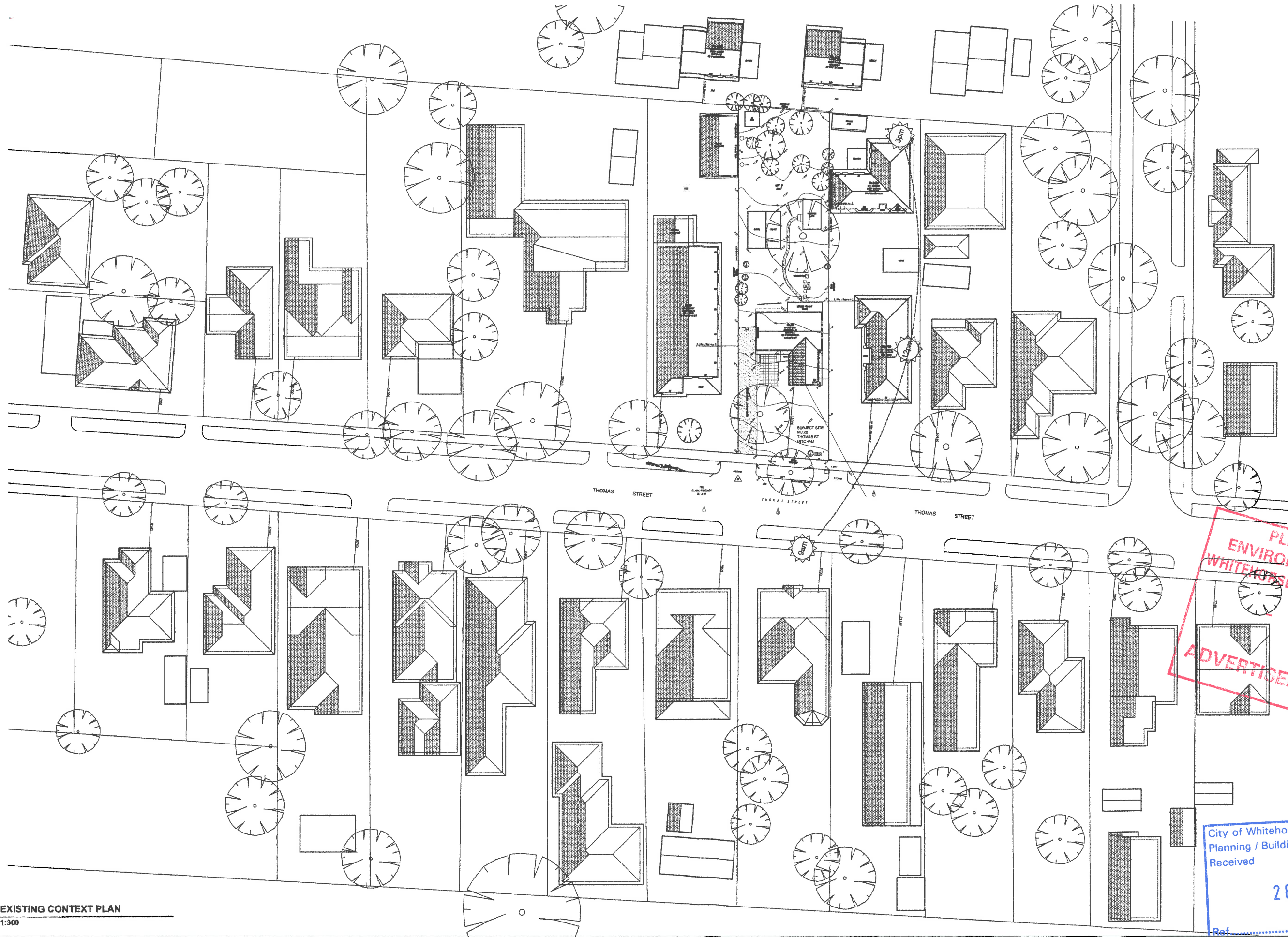


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- 500M TO COLLINA GLEN RESERVE
- 1350M TO EASTLINK FREEWAY
- ↑ 580M TO MITCHAM CENTRE SHOPS
- ↑ 780M TO MITCHAM RAILWAY STATION
- ↑ 6700M TO BOX HILL CENTRE
- ← 140M TO MAROONDAH HIGHWAY
- ↓ 600M TO ANTONIO PARK
- ↗ 715M TO MITCHAM PRIMARY SCHOOL

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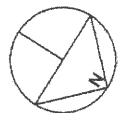
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01
EXISTING CONTEXT PLAN
 1:300

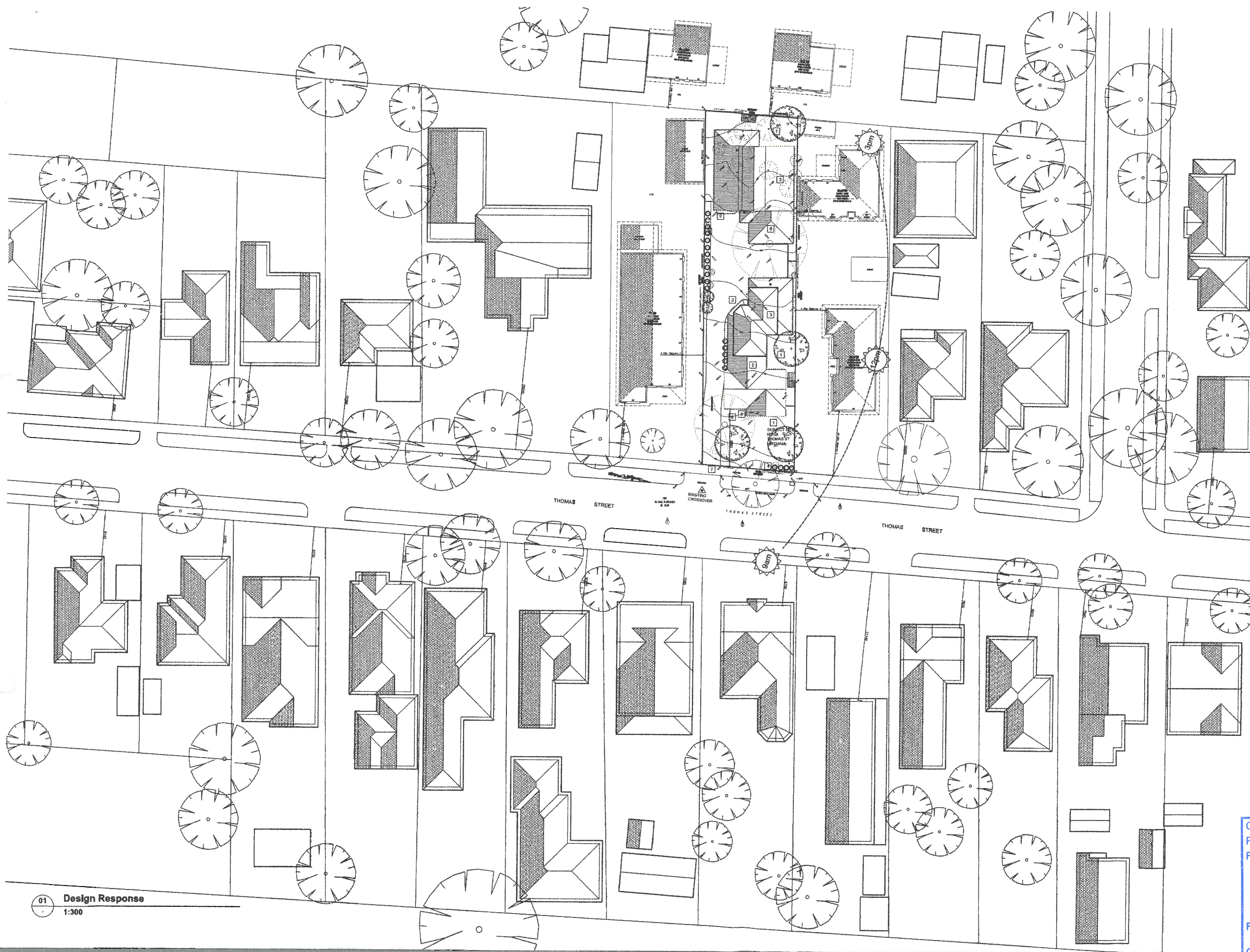
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- LEGEND**
- EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - PROPOSED TREE
 - PROPOSED SHRUB
 - CLOTHESLINE
 - WATER / GAS METER
 - ELECTRICITY METER
 - EXTERNAL HOT WATER SERVICE
 - BIN STORAGE IN GARAGE OR POS
 - EASEMENT SHOWN DOTTED HATCHED
- 1.8m HIGH TIMBER PALING BOUNDARY FENCES - PROVIDE TRELLIS TO EXTENT INDICATED BY DASHED LINE TO A HEIGHT OF 1.7m mtr. ABOVE GROUND FLOOR LEVEL OF ADJACENT TOWNHOUSE TO AVOID OVERLOOKING.
- The well-designed secluded private open space areas are considered in size and dimension. Larger pockets of open space is provided for each unit.
 - Landscaping along the shared driveway is designed to help screen the development from neighbouring properties.
 - The proposed dwellings are designed to face north-south orientation to allow natural solar access to the townhouses. Clear glass and operable windows on north and south elevations allow sufficient day light and natural ventilation into the dwellings.
 - The proposed front fence is designed to be 1.0m high timber fence. This design of the low open style fence meets the objective of enhancing the openness of the streetscape.
 - The rhythm and spacing of the development when viewed from the street and the set back and articulation of the upper levels particularly the dwelling fronting the street are considered carefully in this proposal. Proposed building volume is consistent and integrates with the neighbouring houses.
 - 9m front setback with a single storey porch complies with the Ruescode.
 - The proposal retained the existing crossover.
 - The proposed dwellings have a clear sense of identity. A sheltered area and transitional spaces is provided around the entry point of each dwelling, which will provide secure access.
 - The proposed dwellings are designed to have maximum setback to avoid over-lookng the secluded private open space and the possible habitable room windows of the surrounding properties within 9 metres. The windows with a direct view into a habitable room window or private open space of existing dwelling within a horizontal distance of 9 metres are designed as fixed timber screen to windows to 1.7m above floor level to avoid overlooking.

01 Design Response
1:300

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NO. 40 THOMAS STREET



NO. 36 THOMAS STREET



NO. 32 THOMAS STREET



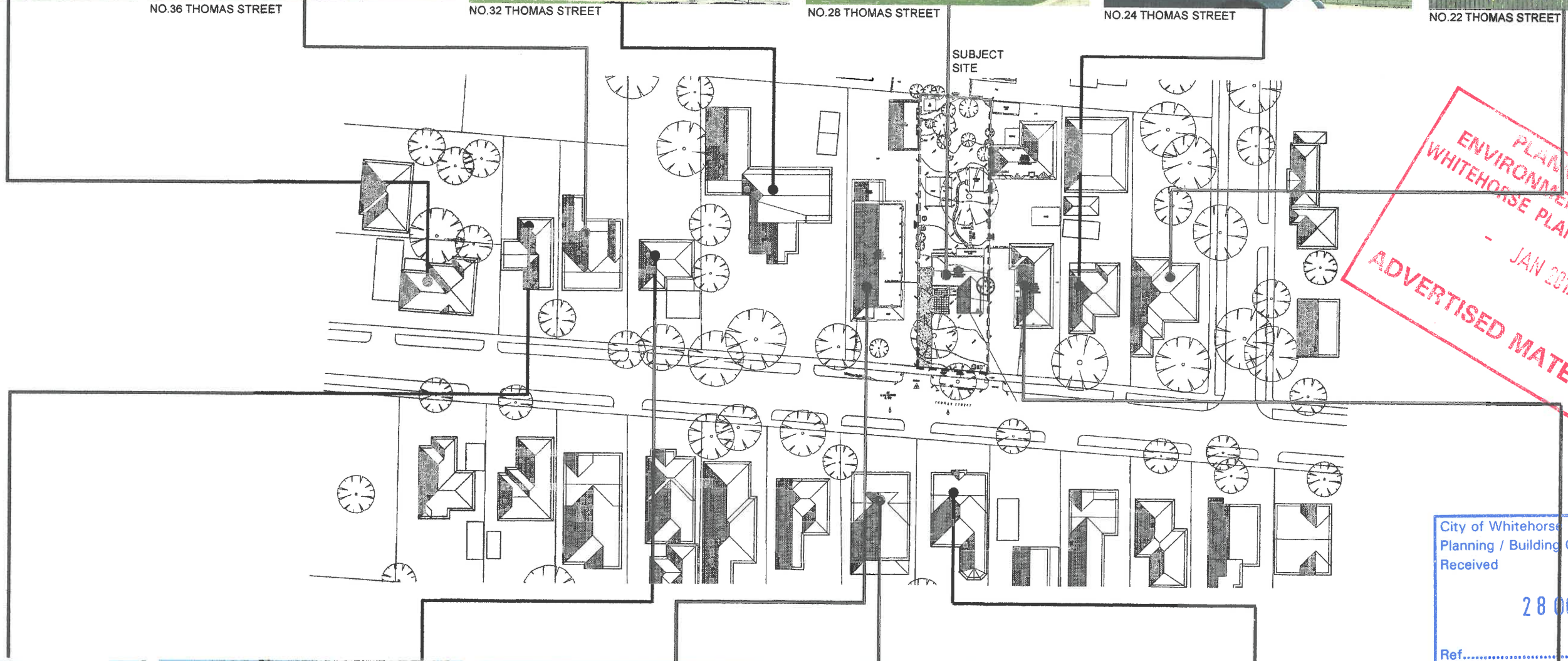
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NO. 24 THOMAS STREET



NO. 22 THOMAS STREET



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NO. 38 THOMAS STREET



NO. 34 THOMAS STREET



NO. 30 THOMAS STREET



NO. 29 THOMAS STREET



NO. 27 THOMAS STREET



NO. 26 THOMAS STREET

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14.10.2016	PLANNING PERMIT ISSUE	P1			
16.02.2016	FLR	P2			



Project

2 TOWNHOUSES DEVELOPMENT@ NO. 28 THOMAS STREET, MITCHAM, 3132

Client

MR & MRS RUI

Title

HERITAGE STUDY

Date

16/02/2016

Job

1820

Scale

1:300 @ A1

Designed

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Drawn

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TP13

P2

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P2

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01 PERSPECTIVES



02 THOMAS ST STREETSCAPE ANALYSIS- EXISTING



03 THOMAS ST STREETSCAPE ANALYSIS- PROPOSED

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18.02.2016	P.J.R.	P2			
30.10.2016	P.J.R.	P4			

Project 2 TOWNHOUSES DEVELOPMENT@ NO. 28 THOMAS STREET, MITCHAM, 3132	Client MR & MRS RUI	Title PERSPECTIVES THOMAS ST STREETSCAPE ANALYSIS	<table border="1"> <tr> <td>Date</td><td>20/10/2016</td></tr> <tr> <td>Job</td><td>1529</td></tr> <tr> <td>Scale</td><td>1:300@A1</td></tr> <tr> <td>Designed</td><td>RX</td></tr> <tr> <td>Drawn</td><td>YY</td></tr> <tr> <td>Approved</td><td>RX</td></tr> <tr> <td>© 2015</td><td></td></tr> </table> NOT TO BE USED FOR CONSTRUCTION PURPOSES PLANNING PERMIT ISSUE	Date	20/10/2016	Job	1529	Scale	1:300@A1	Designed	RX	Drawn	YY	Approved	RX	© 2015		TP14 REV P4	Matrix Architects MATRIX Matrix Design & Planning Pty Ltd MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU
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PHOTO 1



PHOTO 2



PHOTO 3

Site Analysis

The subject site (28 Thomas Street, Mitcham) is located within Neighbourhood Residential Zone - Schedule 7 (NRZ7). The site has an area of 881.7 square meters. The lands to the north, south and east are also in the Neighbourhood Residential Zone. Land to the west is in a Residential Growth Zone.

OPPORTUNITIES

1. The site location is close to Maroondah Highway, Mitcham railway station and local shops within walking distance.
2. The subject site has an uphill slope from east boundary on Thomas street to the rear boundary.
3. The site contains several non-native trees which are not significant trees, and some are in poor structure and condition.
4. The site has access to all services. (Sewer water, electricity, gas & telephone)
5. An existing 2m high paling fence is located along the north, west and south boundary lines. There is no existing front fence.
6. An existing crossover is located on the south-east corner of the site for the vehicle access to the site.
7. Subject site has a south-north orientation, from the front to the rear.

CONSTRAINTS

8. The existing dwelling on the Subject Site is in a poor condition and is proposed to be demolished.
9. Secluded rear open space of surrounding properties within 9 meters.
10. Possible habitable room windows facing subject site within 9 meters.
11. Subject Site is located within Thomas street Heritage Precinct.

PLEASE REFER TO DRAWING NO.TP11 FOR VIEWS (PHOTOS) TO AND FROM THE SUBJECT SITE.

NOTES

1. LEVELS ARE TO AN ARBITRARY DATUM.
2. CONTOUR INTERVALS ARE AT 0.2 METRES.
3. BOUNDARIES ARE UNFENCED UNLESS NOTED OTHERWISE.
4. THE BEARINGS AND DISTANCES OF BOUNDARIES SHOWN ON THIS PLAN ARE FROM LP 6626 (ED. 04) AND NOT BASED ON ANY ACCURATE TITLE SURVEY.
5. REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS ETC.
6. THE LOCATIONS OF SURFACE PITS, VALVE COVERS ETC. SHOWN HEREON HAVE BEEN DETERMINED BY THIS SURVEY. NO UNDERGROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIALLY SHOWN PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE RELEVANT AUTHORITY SHOULD BE CONSULTED FOR ANY UNDERGROUND SERVICES.
7. RELEVANT SURVEYING ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED TO ANY PERSON OR CORPORATION THAT MIGHT USE OR RELY ON THIS PLAN IN CONTRAVENTION TO THIS DISCLAIMER.

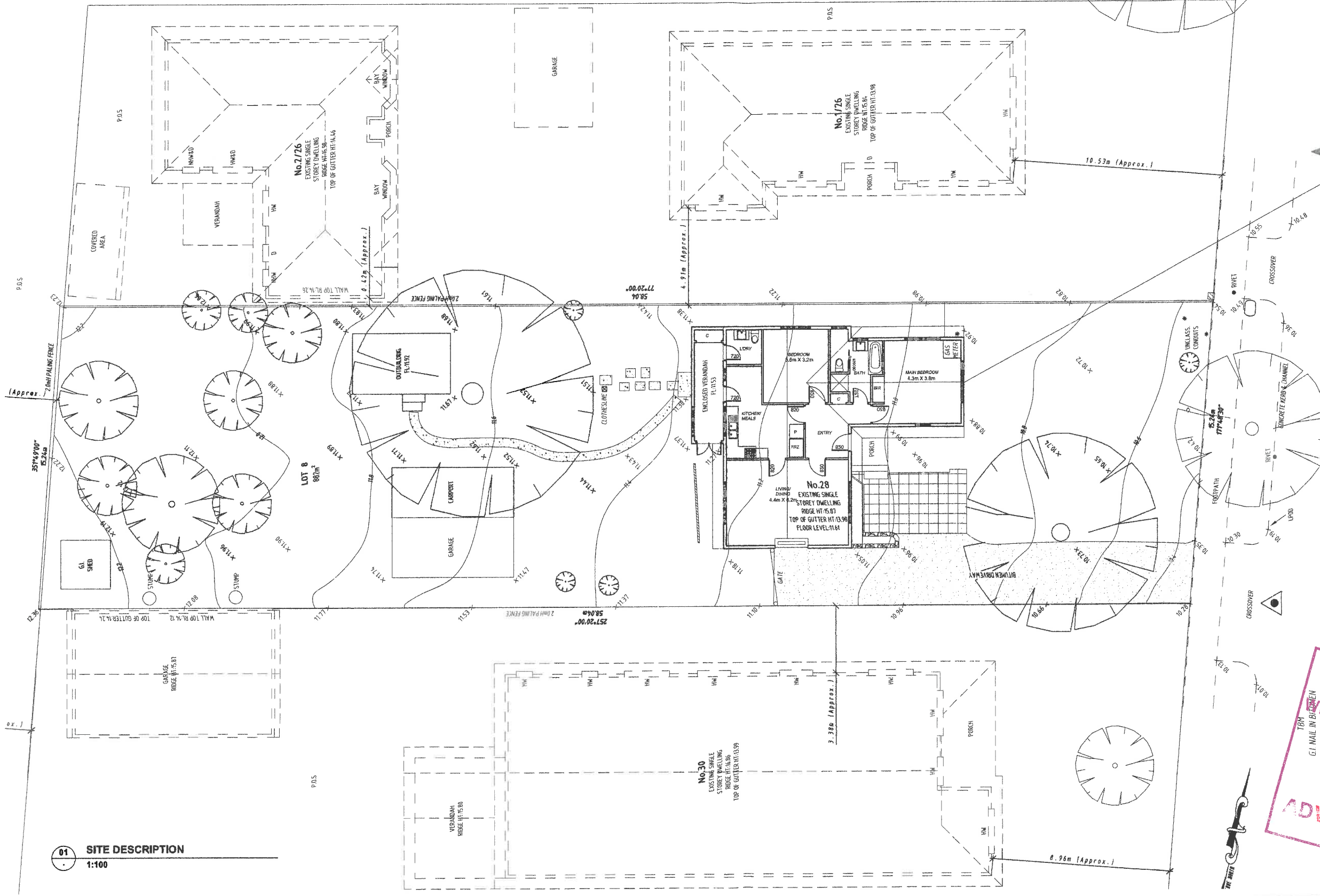
28 OCT 2016

LEGEND

Symbol	Description
Symbol	STREET LIGHT BENCHMARK
Symbol	CEMENTRA PIT
Symbol	WATERMETER
W	WINDOW
H	HABITABLE
NH	NON HABITABLE
D	DOOR
P.O.S	PRIVATE OPEN SPACE
EP	ELECTRICITY POLE
Tree	TREE
Fence Line	FENCE LINE
Powerlines	POWERLINES
Concrete Pavement	CONCRETE PAVEMENT
Pavers	PAVERS
Brick Wall/Edging	BRICK WALL/EDGING
Stone Edging	STONE EDGING
Bitumen	BITUMEN

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IN 2017



01 SITE DESCRIPTION
1:100

Date	Revision	No.	Date	Revision	No.
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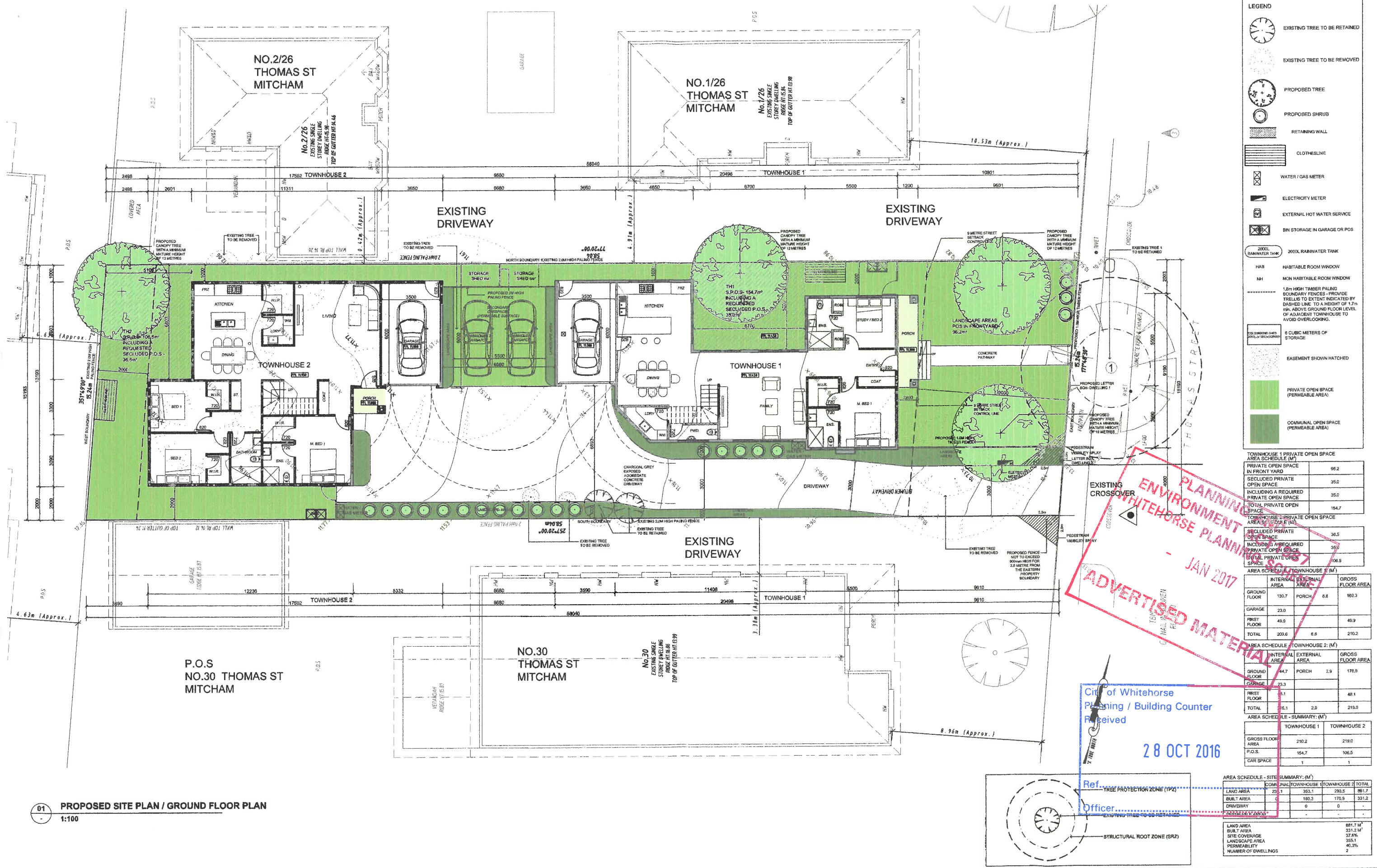
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2 TOWNHOUSES
DEVELOPMENT@
NO. 28 THOMAS STREET,
MITCHAM, 3132

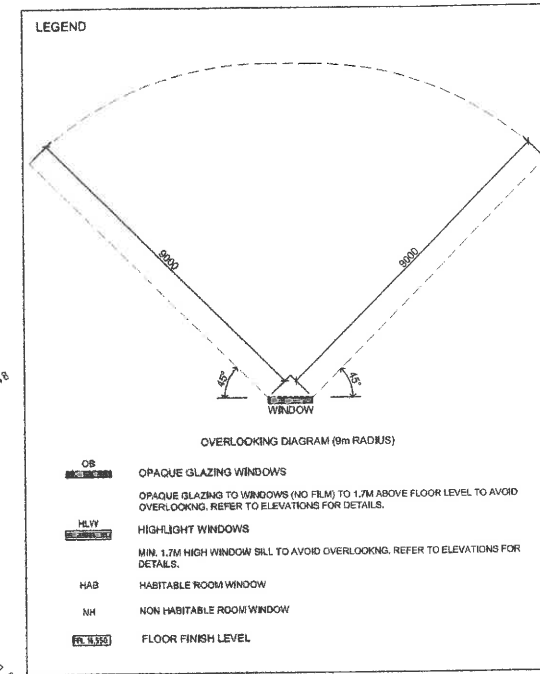
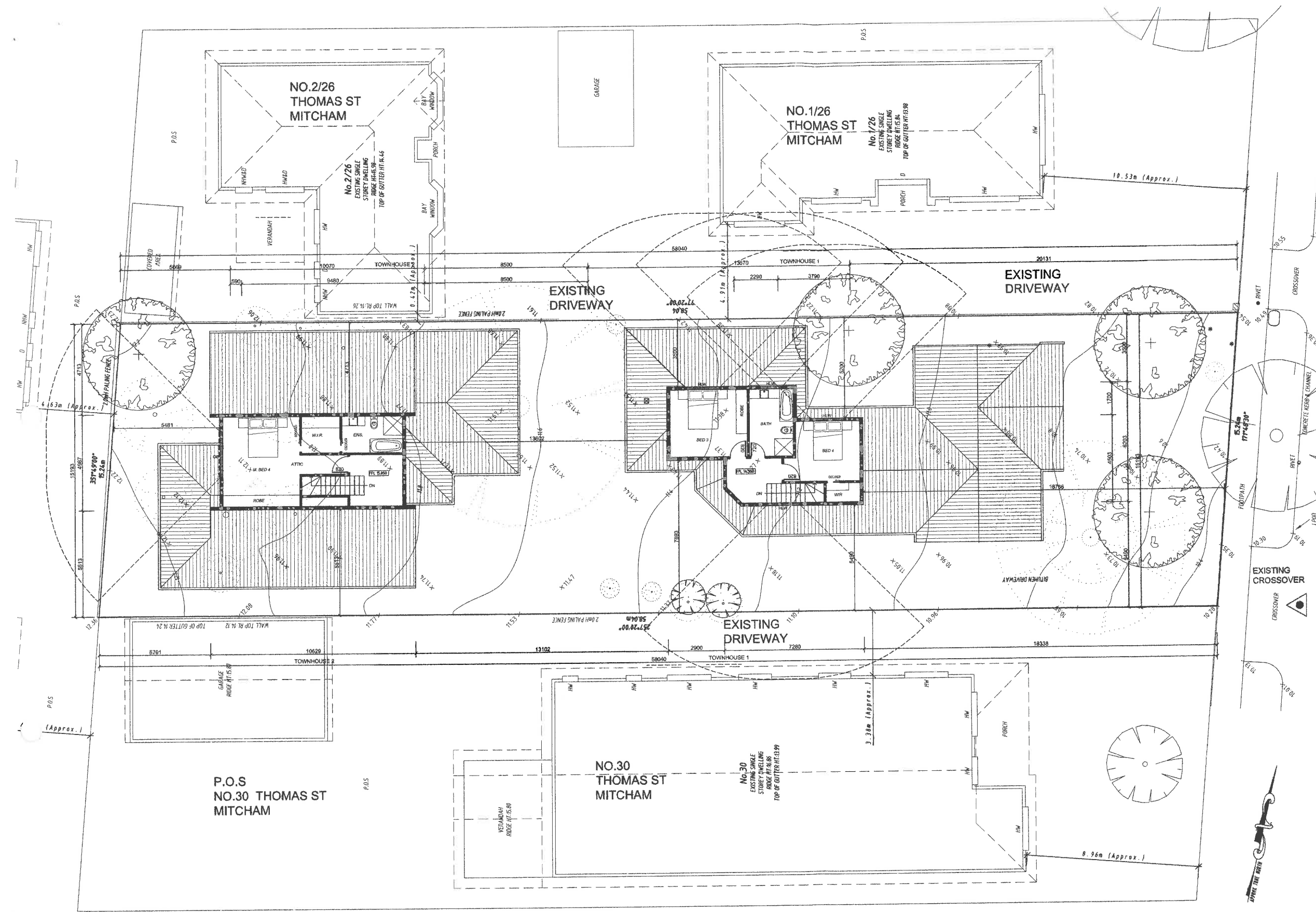
Client
MR & MRS RUI

Title
SITE DESCRIPTION
(SURVEY PLAN & EXISTING HOUSE
PLAN)

Date	16/02/2016
Job	1829
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Drawn	YY
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TP21
P2
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DRIVEWAY NOTE

- THE GRADIENT ON AND NEAR ACCESS WAYS SHALL BE A MAXIMUM OF 1 IN 20 (5%) ACROSS THE PROPERTY LINE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1

- THE RAMP GRADE DESIGNED IN ACCORDANCE WITH SECTION 2.5.3 OF THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1 WITH A MAXIMUM GRADE OF 1 IN 4.

- PROVISION OF 2 METRE GRADE TRANSITION BETWEEN THE MAIN GRADE LINE FOR CHANGES IN EXCESS OF 12.5% IN ACCORDANCE WITH SECTION 2.5.3 OF THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1.

- GRADE CHANGES DESIGNED IN ACCORDANCE WITH APPENDIX C TO ENSURE THAT VEHICLES WILL NOT SCRAPE OR BOTTOM OUT IN ACCORDANCE WITH SECTION 2.5.3 OF THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1.

LEVEL LEGEND

FL 1.35 FLOOR FINISH LEVEL

PROPOSED GROUND LEVEL

NATURAL GROUND LEVEL

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PROPOSED UNIT 1 FIRST FLOOR PLAN AND UNIT 2 ATTIC PLAN
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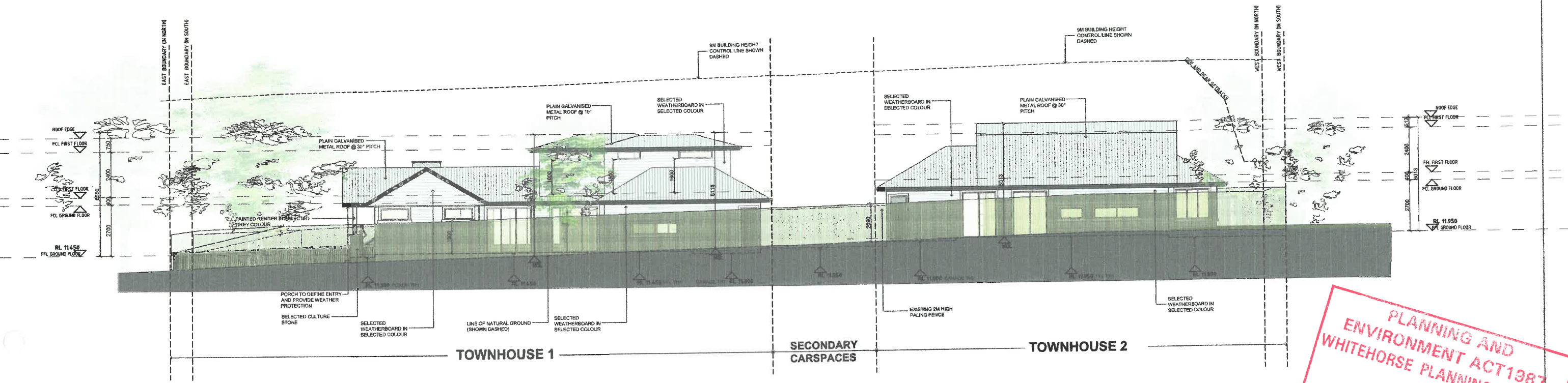
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05.08.2015	FOR CLIENTS REVIEW	B3	16.02.2016	F.I.R.	P2
21.08.2015	FOR CLIENTS REVIEW	B4	20.10.2016	F.I.R.	P4
01.09.2015	FOR CLIENTS REVIEW	B5			
18.09.2015	FOR CLIENTS REVIEW	B7			
05.10.2015	FOR CLIENTS REVIEW	B8			



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01 NORTH ELEVATION
1:100

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02 SOUTH ELEVATION
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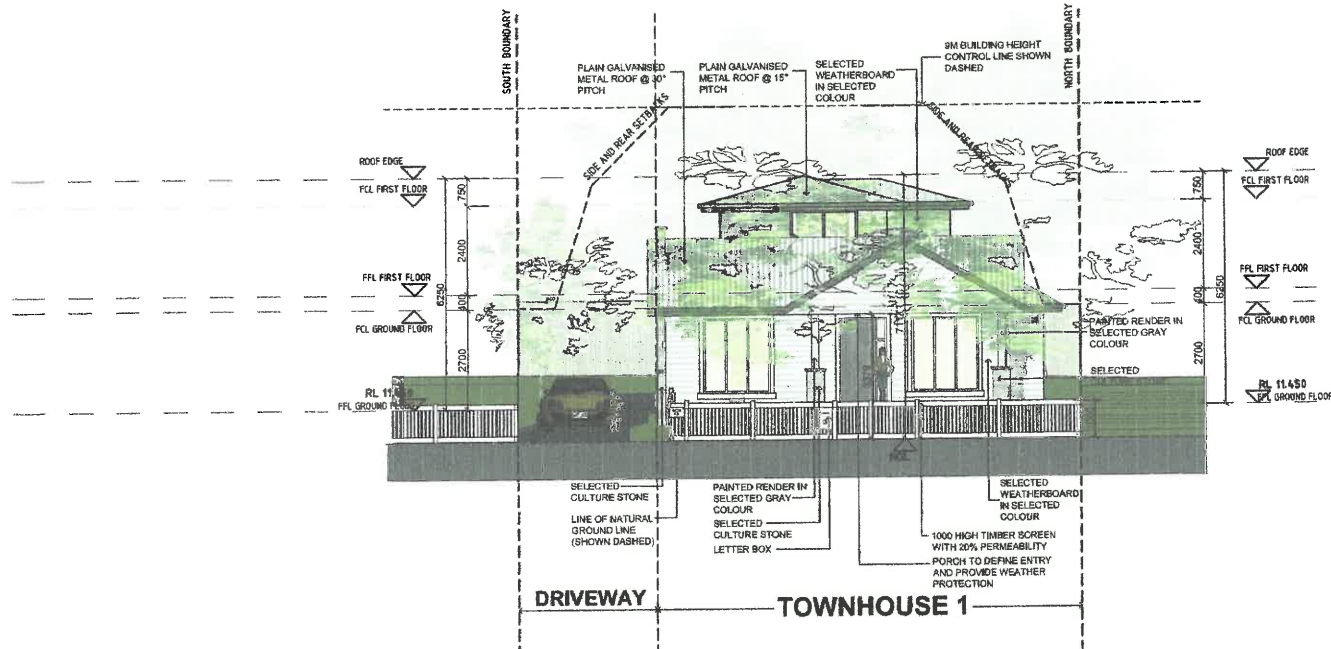
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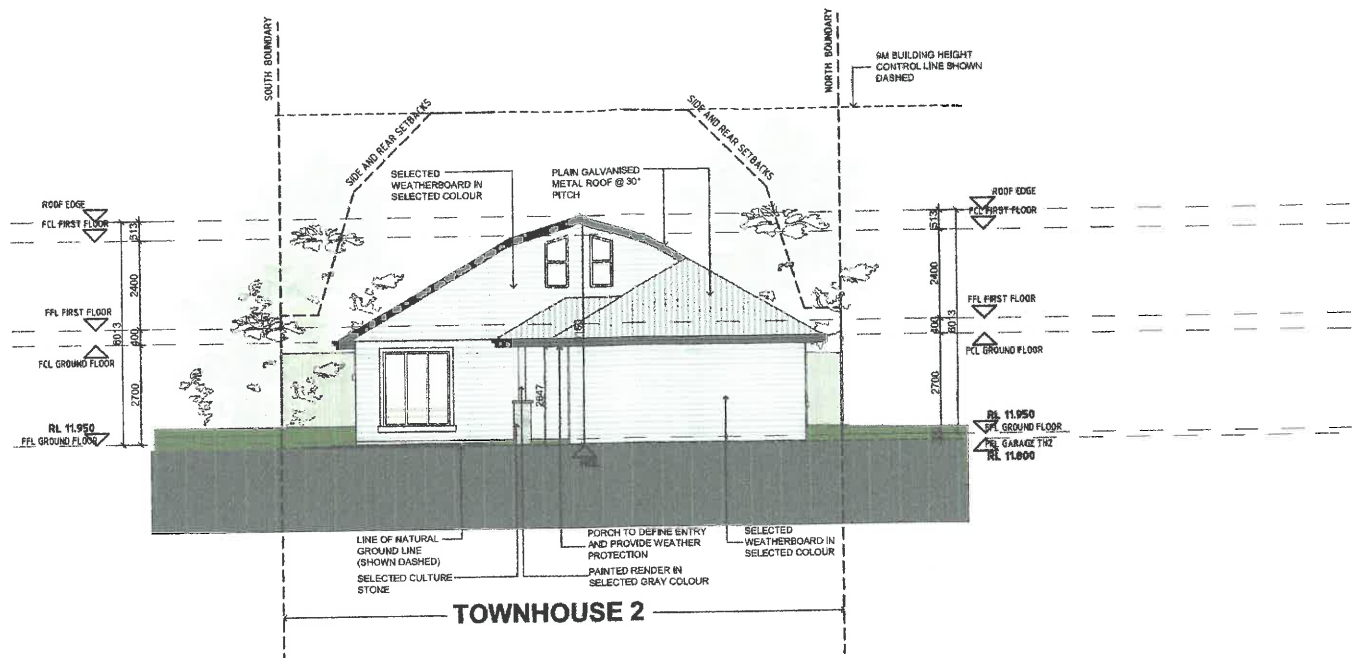
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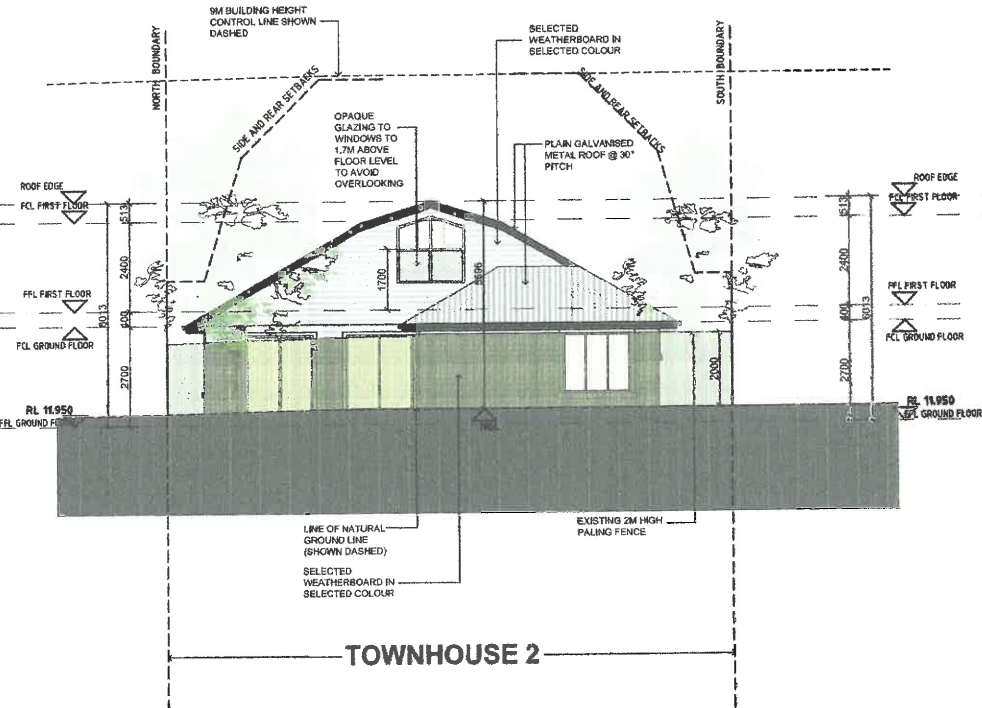


01 EAST ELEVATION
1:100

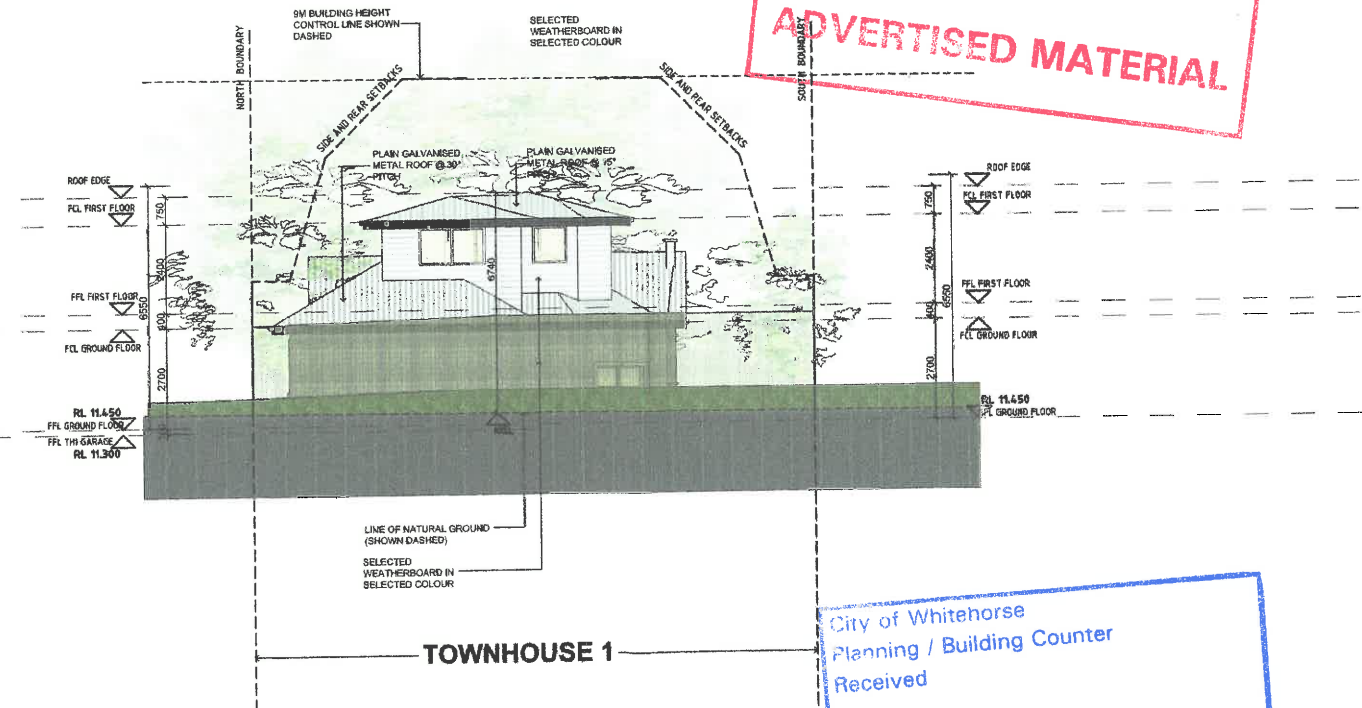


02 INTERNAL EAST ELEVATION
1:100

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03 WEST ELEVATION
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04 INTERNAL WEST ELEVATION
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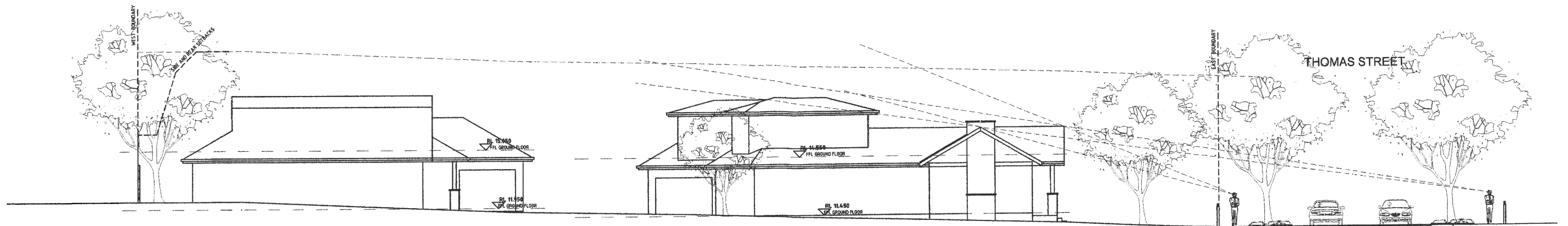
Title
ELEVATIONS

Date	20/10/2016
Job	1523
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Approved	RX
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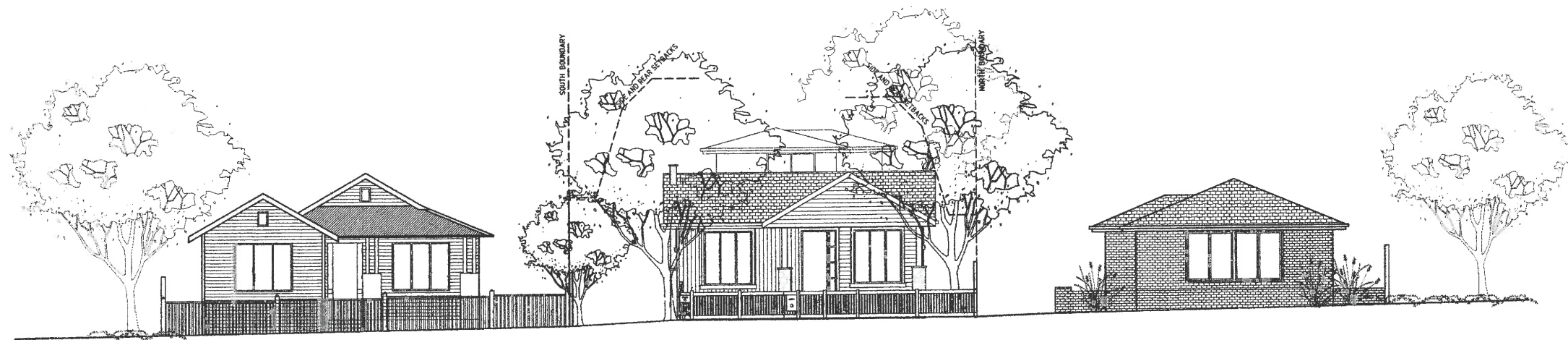
TP42
REV P4



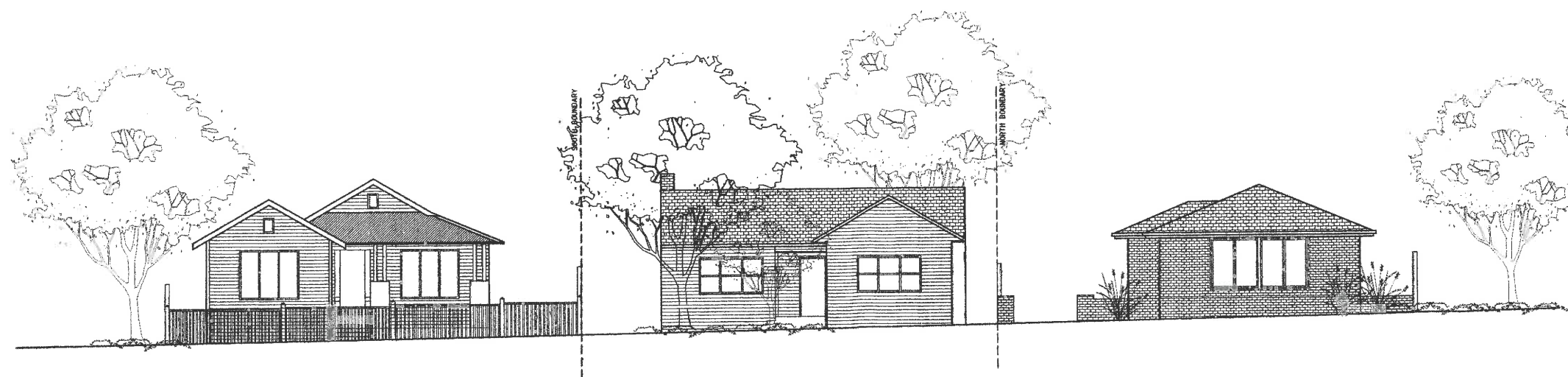
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01 SIGHT LINES ANALYSIS
1:100



02 STREETScape ANALYSIS- PROPOSED
1:100



02 STREETScape ANALYSIS- EXISTING
1:100

PLANNING AND
ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
- JAN 2017
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Contractors shall verify the dimensions before any work commences. Matrix shall continue to the specification, other drawings and all job dimensions. All other drawings shall be submitted to the Architect/Consultant for approval and manufacture is not to commence prior to the return of the inspected drawings signed by the Architect/Consultant.

Date	Revision	No.	Date	Revision	No.
17.07.2015	FOR CLIENT'S REVIEW	S1			
05.08.2015	FOR CLIENT'S REVIEW	S3			
18.11.2015	PLANNING PERMIT ISSUE	P1			
18.02.2016	F.J.R.	P2			
20.10.2016	F.J.R.	P4			

Project
2 TOWNHOUSES
DEVELOPMENT@
NO. 28 THOMAS STREET,
MITCHAM, 3132

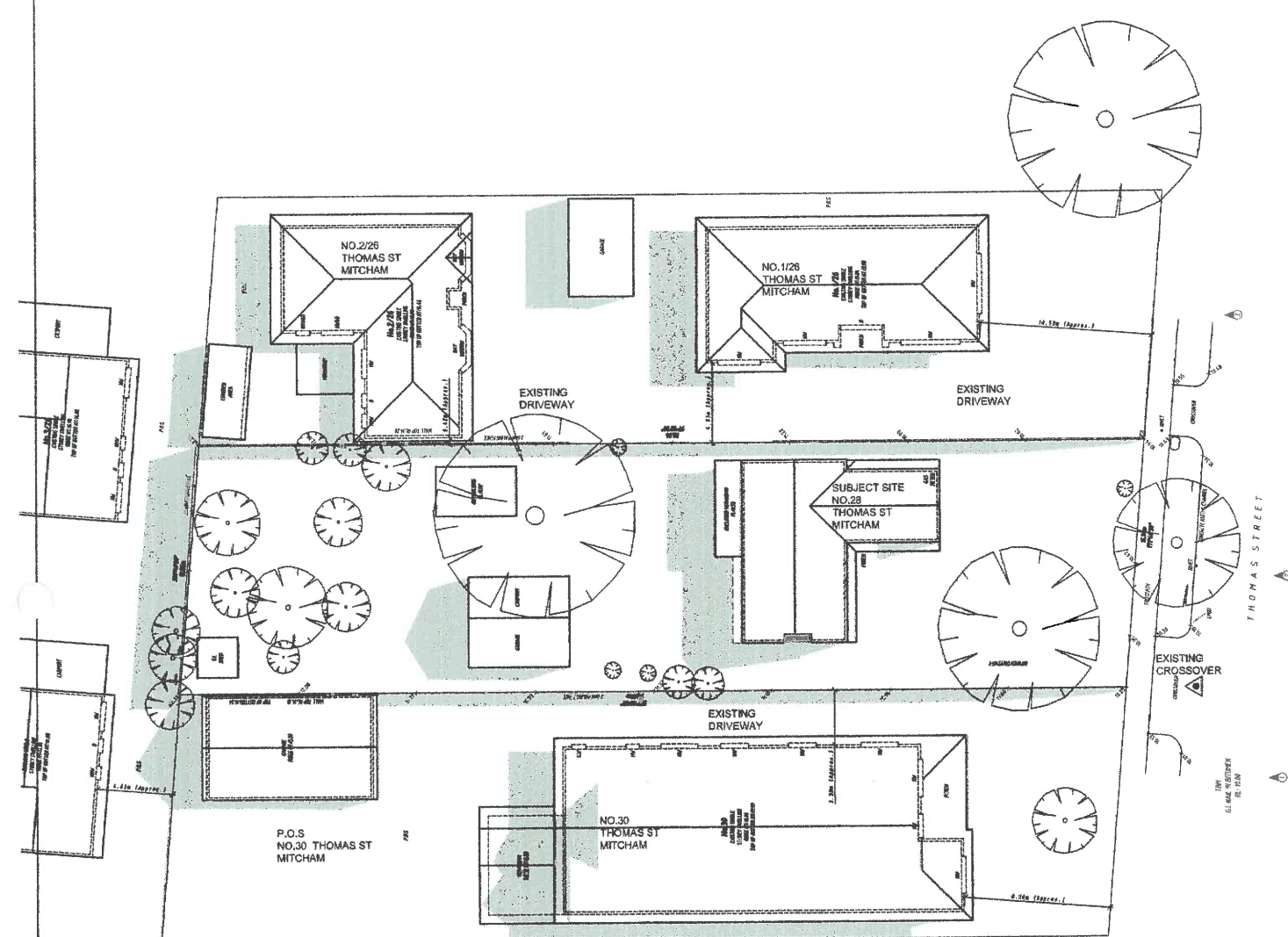
Client
MR & MRS RUI

Title
STREETScape ANALYSIS &
SIGHT LINES ANALYSIS

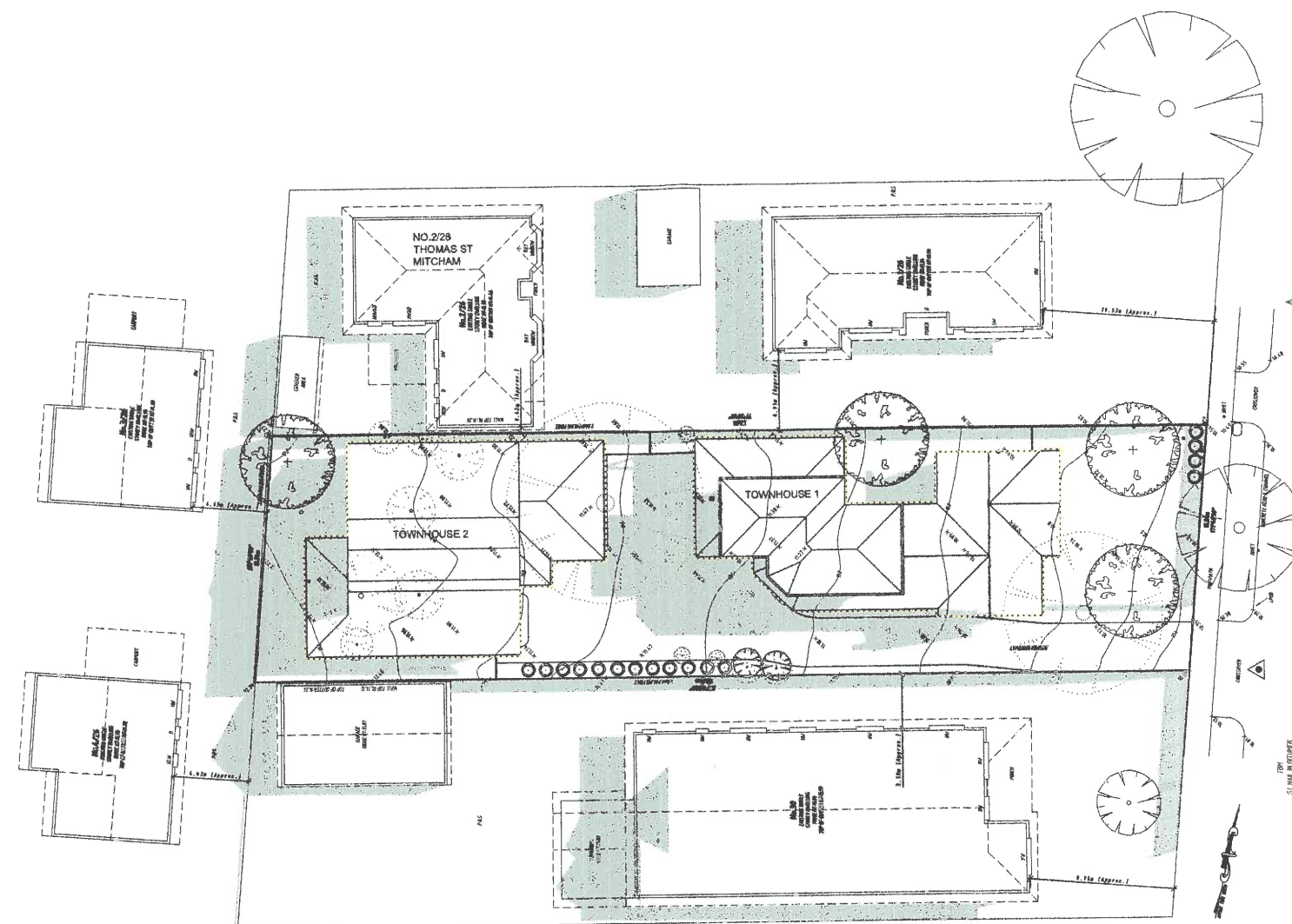
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Job	1529	REV P4
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Designed	RX	
Drawn	YY	Approved RX
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01 SHADOW DIAGRAM - 9AM EXISTING
1:200



02 SHADOW DIAGRAM - 9AM PROPOSED
1:200

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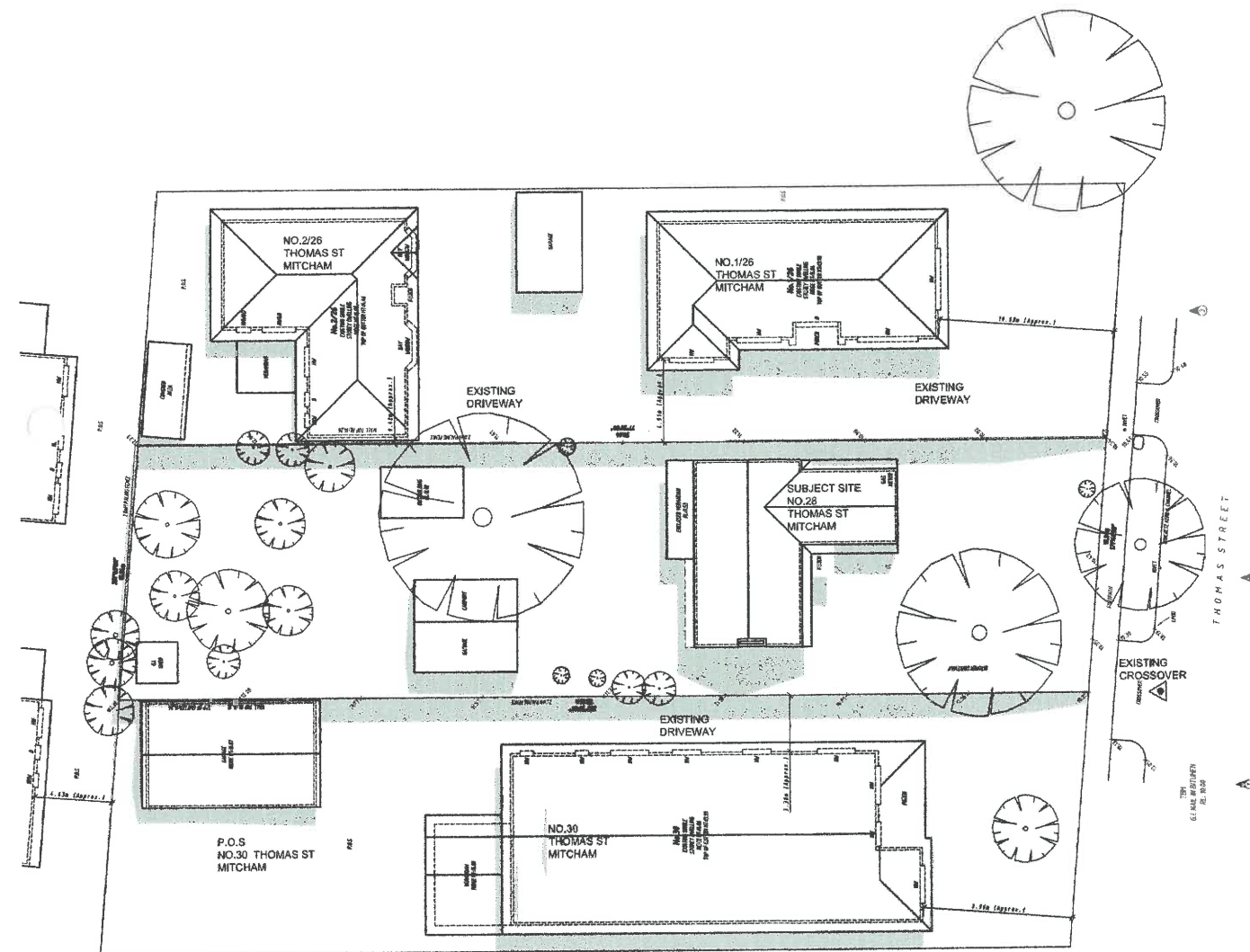
Contractors shall verify job dimensions before any work commences. Work shall conform to the specification, other drawings and all job dimensions. All shop drawings shall be submitted to the Architect/Consultant for approval and manufacture is not to commence prior to the return of the requested drawings signed by the Architect/Consultant.

Date	Revision	No.	Date	Revision	No.
14.10.2016	PLANNING PERMIT ISSUE	P1			
16.02.2016	P.J.R.	P2			
20.10.2016	P.J.R.	P4			

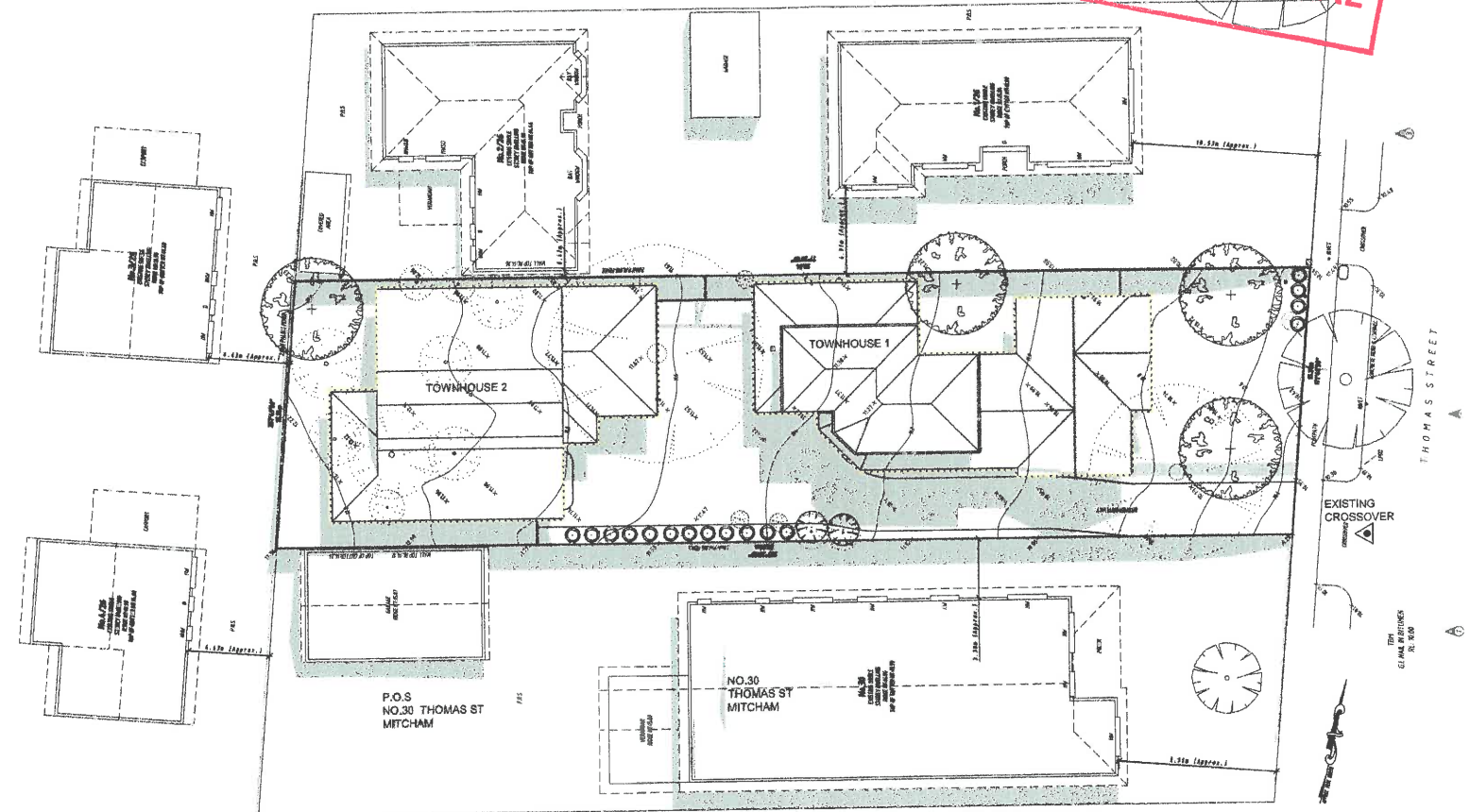


Project 2 TOWNHOUSES DEVELOPMENT@ NO. 28 THOMAS STREET, MITCHAM, 3132	Client MR & MRS RUI	Title SHADOW DIAGRAMS 9AM EQUINOX SEPTEMBER	Date 20/10/2016 Job 1529 Scale 1:200@A1 Designed RX Drawn YYY © 2016 Approved RX NOT TO BE USED FOR CONSTRUCTION PURPOSES PLANNING PERMIT ISSUE	TP51 REV P4	 Matrix Architects Matrix Design & Planning Pty Ltd MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU
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01 SHADOW DIAGRAM - 12PM EXISTING
1:200



02 SHADOW DIAGRAM - 12PM PROPOSED
1:200

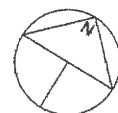
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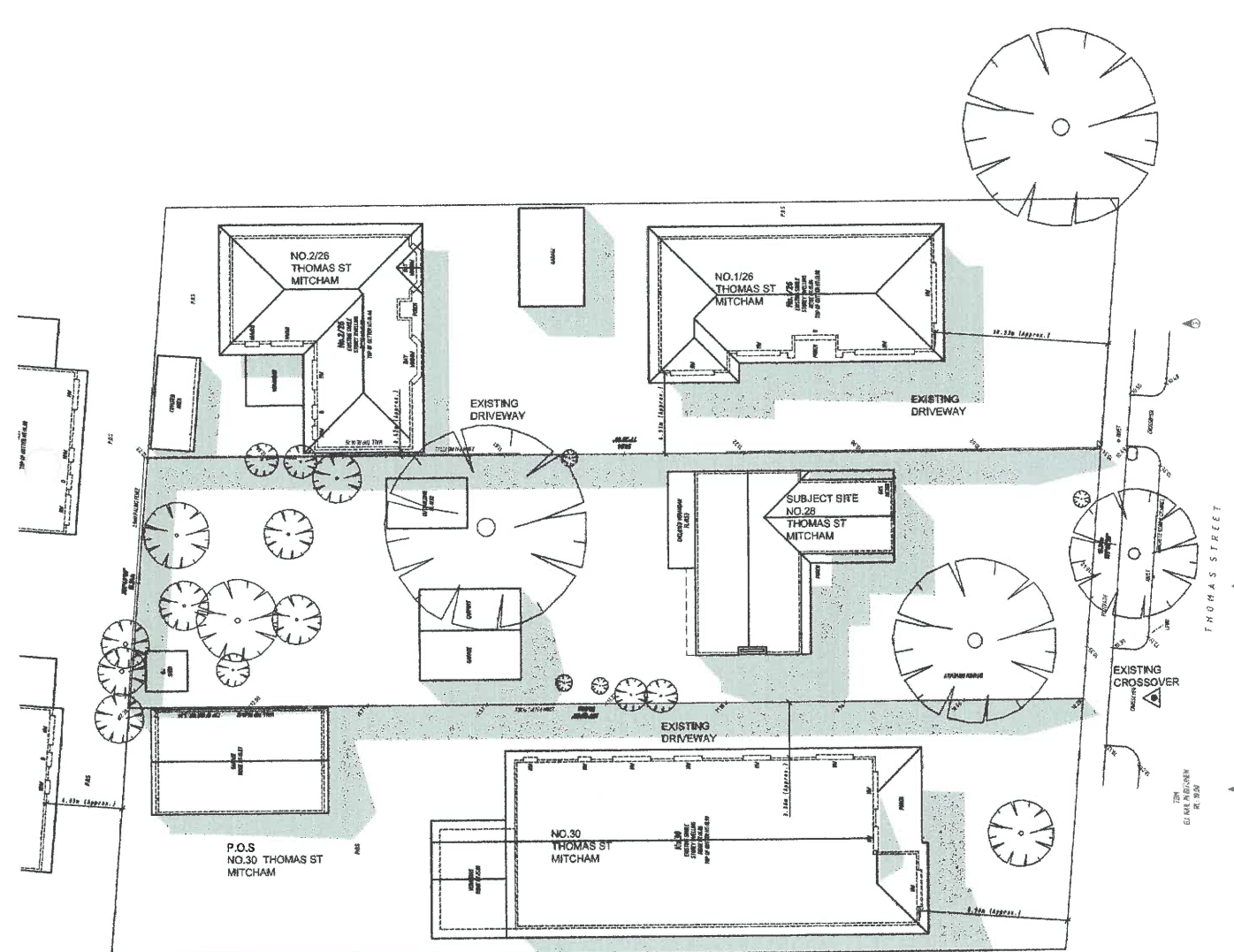
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Date	Revision	No.	Date	Revision	No.
14.10.2015	PLANNING PERMIT ISSUE	P1			
16.02.2016	F.I.R.	P2			
20.10.2016	F.I.R.	P4			

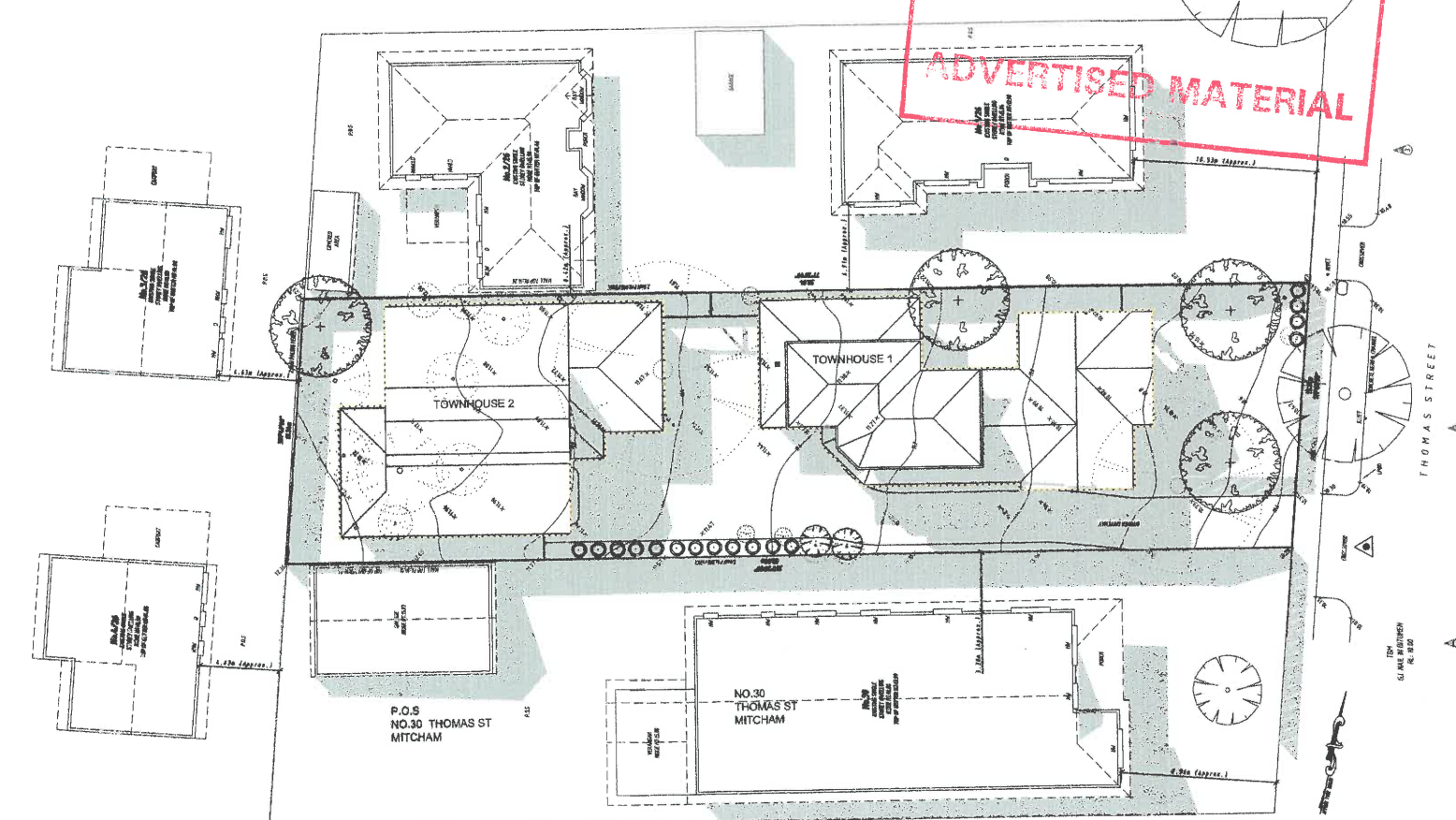


Project 2 TOWNHOUSES DEVELOPMENT@ NO. 28 THOMAS STREET, MITCHAM, 3132	Client MR & MRS RUI	Title SHADOW DIAGRAMS 12PM EQUINOX SEPTEMBER	Date 20/10/2016 Job 1539 Scale 1:200@A1 Designed RX Drawn YY Approved RX © 2015 NOT TO BE USED FOR CONSTRUCTION PURPOSES PLANNING PERMIT ISSUE	TP52 REV P4	 Matrix Design & Planning Pty Ltd MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU
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01 SHADOW DIAGRAM - 3PM EXISTING
1:200



02 SHADOW DIAGRAM - 3PM PROPOSED
1:200

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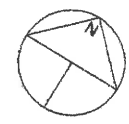
28 OCT 2016

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Date	Revision	No.	Date	Revision	No.
14.10.2015	PLANNING PERMIT ISSUE	P1			
18.02.2016	F.J.R.	P2			
20.10.2016	F.J.R.	P4			



Project
2 TOWNHOUSES
DEVELOPMENT@
NO. 28 THOMAS STREET,
MITCHAM, 3132

Client
MR & MRS RUI

Title
SHADOW DIAGRAMS
3PM EQUINOX SEPTEMBER

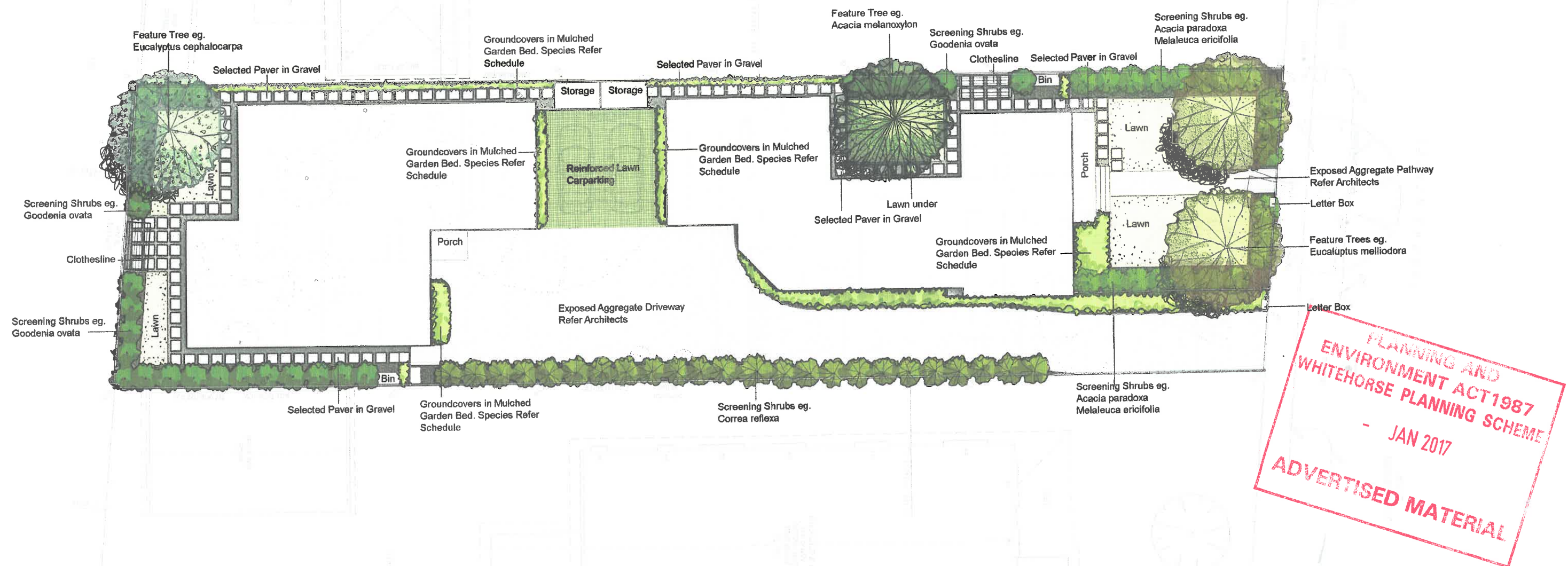
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Job	1529
Scale	1:200@A1
Designed	RX
Drawn	YY
Approved	RX
2015	NOT TO BE USED FOR CONSTRUCTION PURPOSES
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TP53
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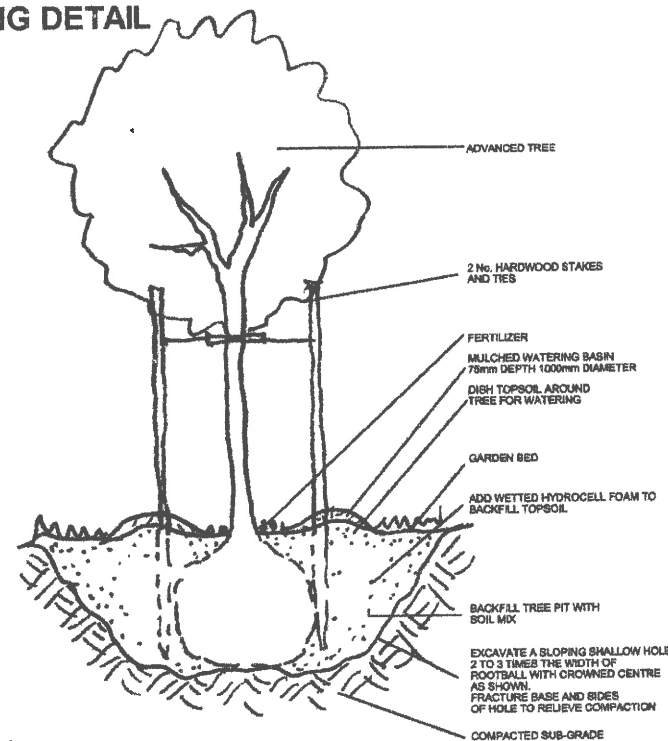


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PLAN



TREE PLANTING DETAIL



PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE (h x w)	INSTALL SIZE	SPACING
Trees e.g.					
Am	Acacia melanoxylon	Blackwood	20m x 15m	1.6m high, 40L pots	as shown
Ec	Eucalyptus cephalocarpa	Silver Leafed Stringybark	20m x 15m	1.6m high, 40L pots	as shown
Em	Eucalyptus melliodora	Yellow Box	30m x 20m	1.6m high, 40L pots	as shown
Shrubs e.g.					
Ap	Acacia paradoxa	Hedge Wattle	4m x 5m	250mm pots	as shown
Cr	Correa reflexa	Common Correa	2m x 2m	250mm pots	as shown
Go	Goodenia ovata	Hop Goodenia	2.5m x 3m	250mm pots	as shown
Me	Melaleuca ericifolia	Swamp Paperbark	9m x 6m	250mm pots	as shown
Groundcovers e.g.					
As	Arthropodium strictum	Chocolate Lily	0.8m x 0.8m	140mm pots	4/m2
Bm	Brachyscome multifida	Cut Leaf Daisy	0.5m x 1m	140mm pots	4/m2
Cs	Chrysocephalum semipapposum	Clustered Everlasting	1m x 3m	140mm pots	4/m2
Dt	Dianella tasmanica	Tasman Flax-lily	1.5m x 2m	140mm pots	4/m2
Dr	Dichondra repens	Kidney Weed	prostrate x 1.5m	140mm pots	4/m2
Li	Lomandra longifolia	Spiny-headed Mat-rush	1m x 1.2m	140mm pots	4/m2
Po	Patersonia occidentalis	Long Purple Flag	0.85m x 0.6m	140mm pots	4/m2
Pe	Poa ensiformis	Sword Tussock Grass	1.5m x 1m	140mm pots	4/m2
Vh	Viola hederacea	Native Violet	0.15m x 1m	140mm pots	4/m2
Ws	Wahlenbergia spp	Bluebells	0.5m x 0.4m	140mm pots	4/m2

LANDSCAPE CONCEPT PLAN

28 THOMAS STREET MICHAM

25/10/2016

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SCALE 1:100 A1 / 1:200@ A3
0 2 4 10



Garden in a Bottle
George Zhuo
EMAIL: zcxzzccxx@gmail.com PHONE: 0 430 130 091