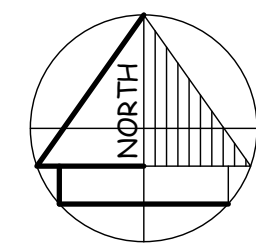


AREAS	m ²	imperial squares
UNIT 1		
Ground Floor	109.7	11.8
Upper Floor	101.8	10.9
> Total Living	211.5	22.7
Porch	2.9	
Deck	10.6	
Balcony	5.7	
Garage	36.9	3.9
Private Open Space		
Secluded*	44	
Total	>100	
UNIT 2		
Ground Floor	71.9	7.7
Upper Floor	59.4	6.4
> Total Living	131.3	14.1
Porch	1.6	
Deck	10.4	
Garage	26.2	2.8
Private Open Space		
Secluded*	50	
Total	>65	
UNIT 3		
Ground Floor	113.4	12.2
Upper Floor	88.5	9.5
> Total Living	201.9	21.7
Porch	2.0	
Deck	10.2	
Garage	39.0	4.2
Private Open Space		
Secluded*	97	
Total	>105	

* Inclusive of minimum area required by the Local Planning Scheme at Clause 55.05-4, Standard B28

Site Area	910.00 metres ²
Site Coverage (buildings)	437.3 metres ² = 48.0% of site area
Hard Surface Area (impervious)	581.9 metres ² = 63.9% of site area
Pervious Surface Area	328.1 metres ² = 36.1% of site area
Garden Area (excluding roofed or driveway areas)	318.8 metres ² = 35.0% of site area



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building design & planning

PROJECT:
Proposed Units Development

at 39 Nicholson Street,
Nunawading
for Sunil & Dushyant Dhavan

Ground Floor Plan

DATE:	August 2017
SCALE:	1 : 100 @A1
DRAWN:	ET
SHEET NO:	2 of 5
JOB NO:	17-018
REV:	A

GROUND FLOOR/SITE LAYOUT DESIGN RESPONSE PLAN

LEGEND

- BOXED NOTES SHOWN THUS... ON PROPOSAL PLANS DETAIL DESIGN RESPONSES DERIVED FROM THE NEIGHBOURHOOD & SITE CONTEXT
- EXISTING TREE ON SUBJECT SITE TO REMAIN
- EXISTING TREE ON ADJOINING PROPERTY, NUMBERED AS PER ARBORIST REPORT
- TREE ON SUBJECT SITE TO BE REMOVED
- SUGGESTED CANOPY TREE LOCATION
- PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
- SELECTED PAVERS OR STAMPED COLOURED CONCRETE
- SELECTED DECK
- CONCRETE STEPPERS OR SIMILAR
- *2000L WATER STORAGE/RE-USE TANK CONNECTED TO TOILET FLUSHING SYSTEM
- *SOLAR WATER HEATER TO ROOF OVER
- HOT WATER UNIT (STORAGE TYPE)

*WATER STORAGE/RE-USE TANK & SOLAR WATER HEATER TO BE PROVIDED TO EACH UNIT. EXACT LOCATION MAY BE VARIED BY INSTALLER

GOOD LEVELS OF ARTICULATION USED THROUGHOUT THE GROUND FLOOR ELEMENT IMPROVING PRESENTATION TO N'RING SITES

ONLY 2 BEDROOMS ALLOCATED TO UNIT 2, REDUCING BUILDING FORM & OFFERING VARIED HOUSING CHOICE TO THE AREA

PORCH ELEMENT TO ALL DWELLINGS ALLOCATED TO ADDRESS THE ROADWAY, OFFERING SURVEILLANCE OPPORTUNITY

ALL DWELLINGS ALLOCATED OPEN-PLAN LIVING AREAS AT GROUND FLOOR, WITH NO INTERNAL STEPPING PROPOSED

ALLOCATED P.O.S. TO ALL DWELLINGS HAS NORTHERN EXPOSURE AND 15' OF AMPLE SIZE, OFFERING EXCELLENT AMENITY

VEGETATION ON NEIGHBOURING SITE HAS BEEN CONSIDERED: GROUND FLOOR WELL SET BACK FROM COMMON BOUNDARIES SO TO ALSO ALLOW FOR PERIMETER PLANTING

GARAGE LOCATED BEHIND THE FORWARD-MOST ELEMENT OF THE GROUND FLOOR, RESPECTING COUNCIL PREFERENCES

P.O.S. SIZE MEETS THE VARIED REQUIREMENTS OF THE ZONE AND OFFERS OPPORTUNITY FOR CANOPY TREE PLANTING.

GARAGES 2 & 3 LOCATED CENTRALLY ON SITE SO NOT TO DOMINATE THE PRESENTATION TO THE STREETScape

EACH DWELLING ALLOCATED A MODEST DECK AREA OFFERING A FLAT AREA CONNECTED TO INTERNAL LIVING SPACES

ALL CONSTRUCTION SET A MINIMUM OF 1m OFF SIDE BOUNDARIES, REFLECTING RHYTHM OF HOUSING CONCRETE DRIVEWAY

EXISTING CROSSOVER HAS BEEN RETAINED AND WILL SERVICE UNIT 1, CREATING AN ADDITIONAL ON SITE PARKING SPACE

*TREE PROTECTION PER ARBORIST REPORT PREPARED BY TREEMAP

ADOPTED FRONT BOUNDARY SETBACK RESPECTS RESIDENTIAL GUIDELINES & CREATES VISUAL LINKS BETWEEN PROPERTIES

EXISTING SIDE ENTRY PIT TO BE REPLACED WITH A VENTILATING PIT COVER TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY

PROPOSED 3000 WIDE CROSSOVER

SERVICED BEDROOMS LOCATED WITHIN THE GROUND FLOOR OF U1 & U3, IMPROVING AMENITY FOR PEOPLE WITH LIMITED MOBILITY

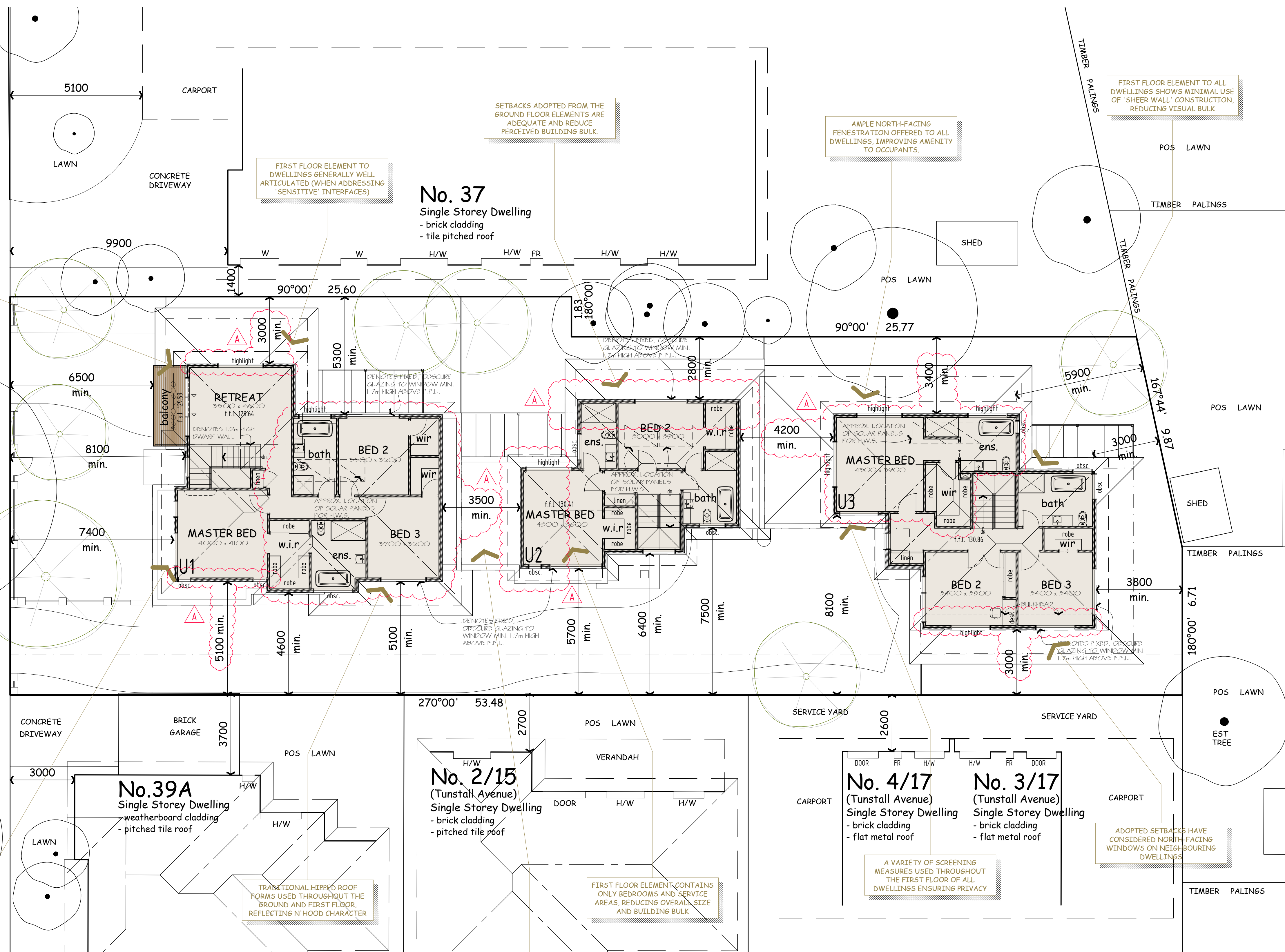
LOCATION OF SHARED DRIVEWAY CREATES AREAS OF 'NEGATIVE SPACE' BETWEEN DEVELOPMENT AND NEIGHBOURING SITES

STREET

NICHOLSON

PROPOSED LAYOUT ADOPTS 'SINGLE DWELLING' PRESENTATION TO THE STREET, AS PREFERRED BY COUNCIL.

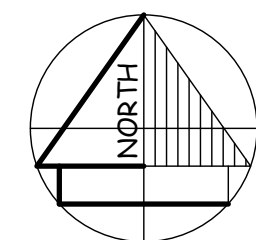
FIRST FLOOR/SITE LAYOUT DESIGN RESPONSE PLAN



AREAS	m ²	imperial squares
UNIT 1		
Ground Floor	109.7	11.8
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> Total Living	211.5	22.7
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Deck	10.6	
Balcony	5.7	
Garage	36.9	3.9
Private Open Space		
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Total	>100	
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> Total Living	131.3	14.1
Porch	1.6	
Deck	10.4	
Garage	26.2	2.8
Private Open Space		
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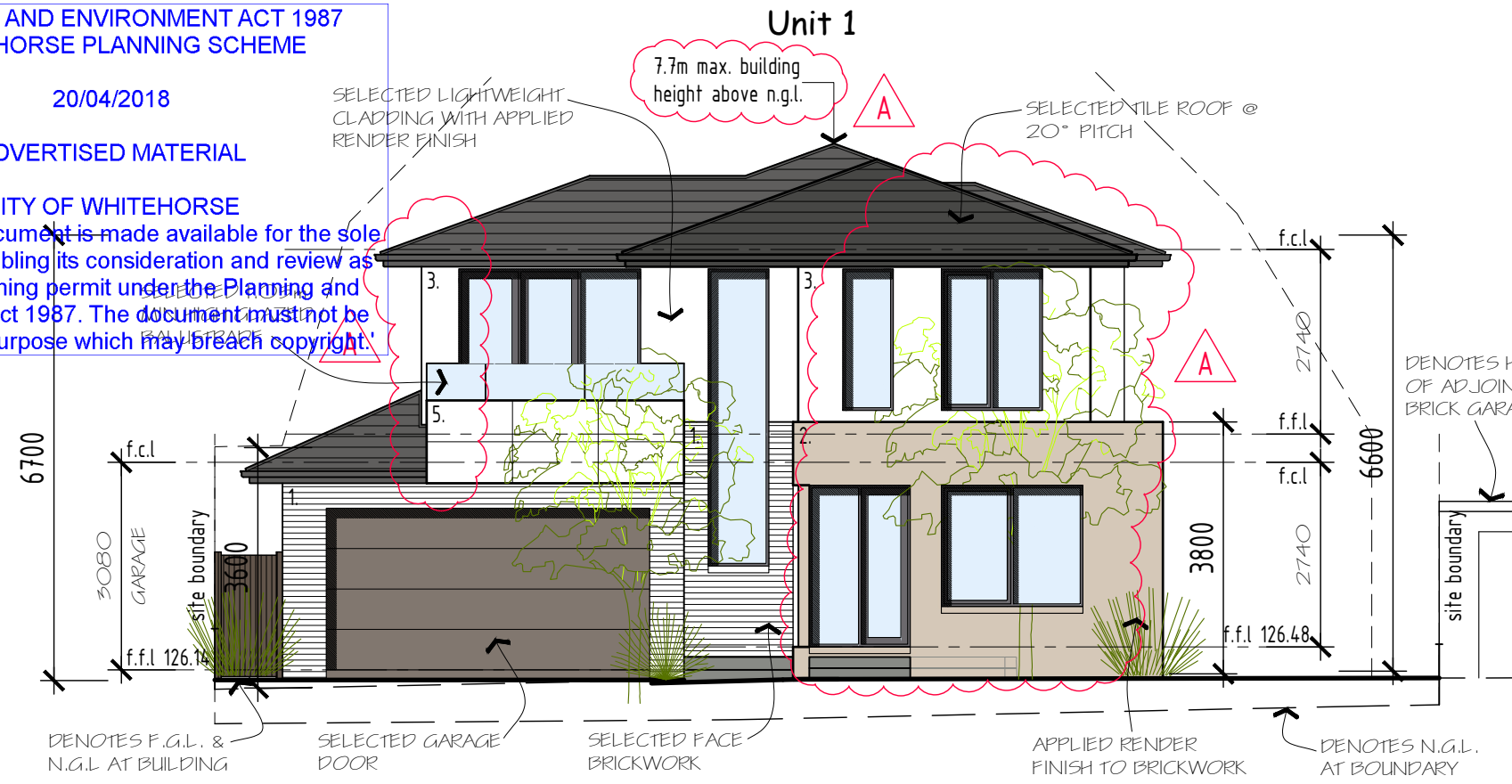
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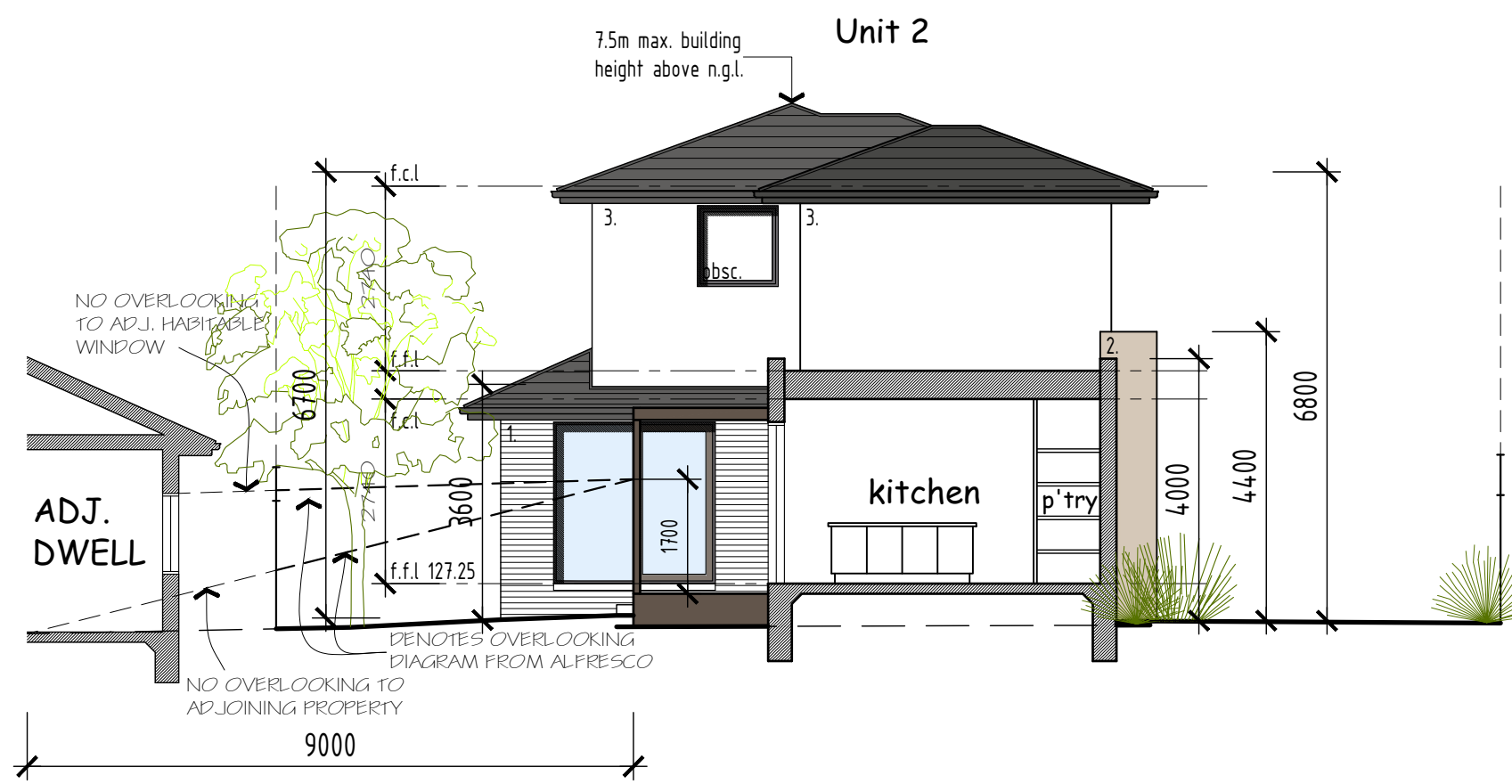
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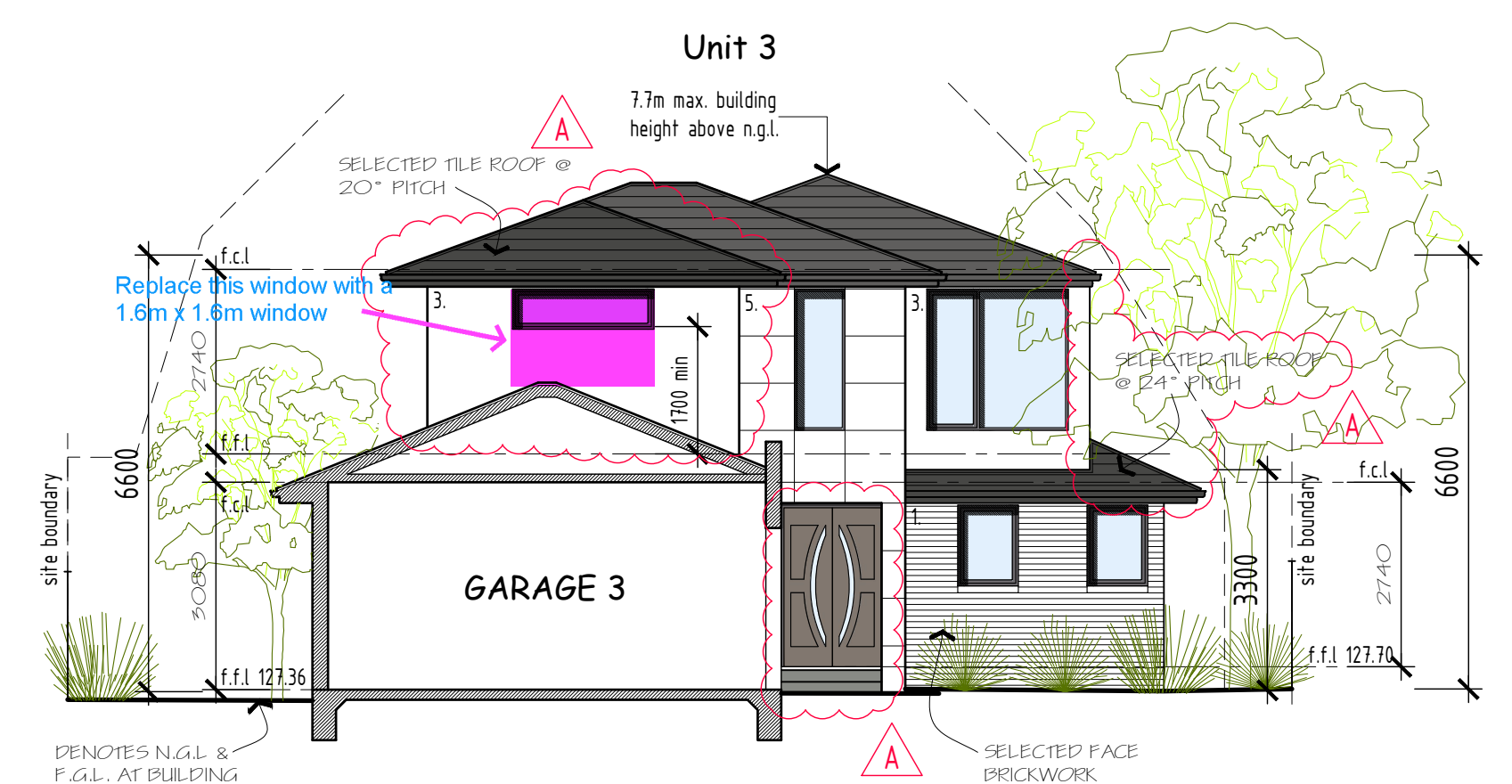
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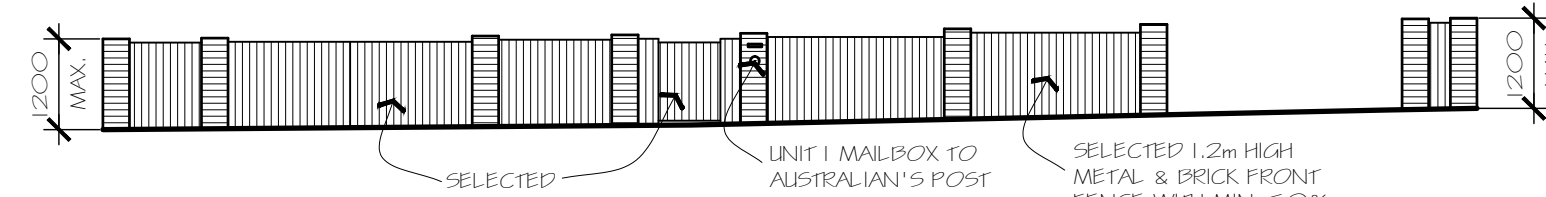
WEST ELEVATION
NICHOLSON STREET



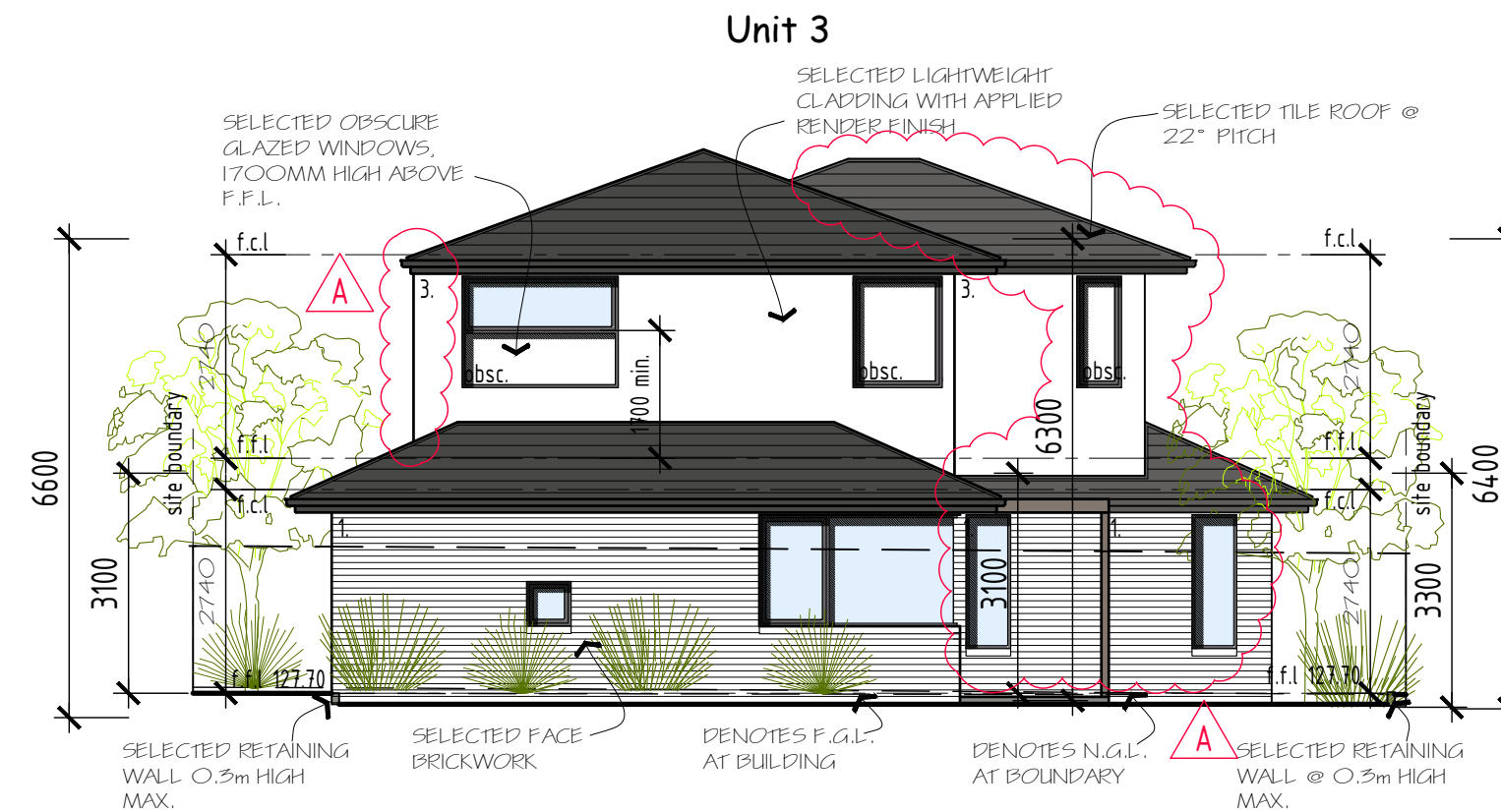
WEST ELEVATION
SECTION - UNIT 2



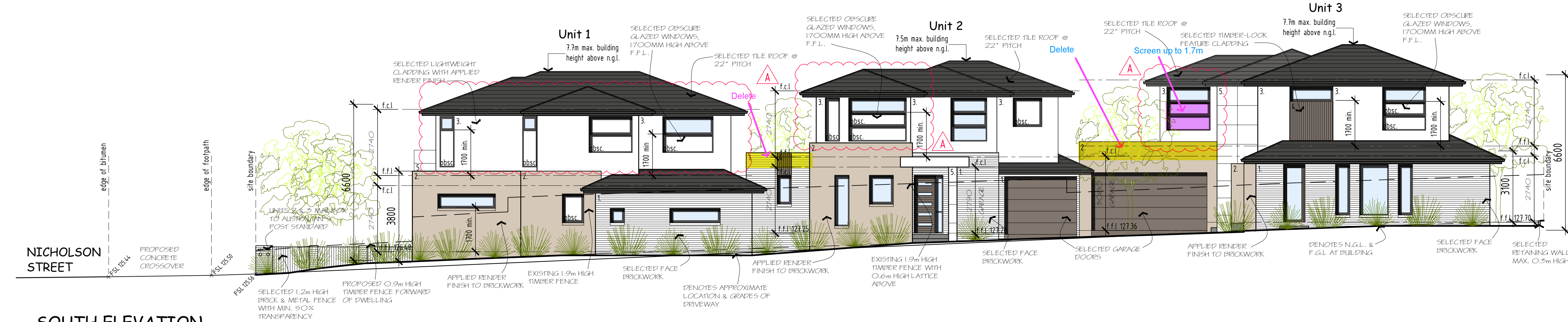
WEST ELEVATION
UNIT 3



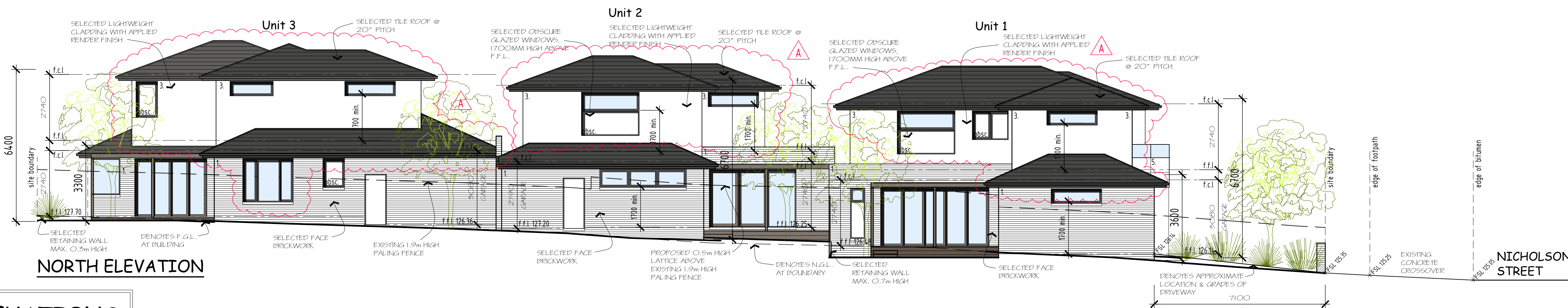
FRONT FENCE ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATIONS

SCHEDULE OF FINISHES

1	TILE ROOF COVERING
2	FACE BRICKWORK
3	SELECTED RENDER FINISH (COLOUR #1)
4	SELECTED RENDER FINISH (COLOUR #2)
5	SELECTED VERTICAL TIMBER CLADDING (OR SIMILAR)
6	SELECTED MATRIX PANEL CLADDING (OR SIMILAR)

NOTE:
WINDOWS WHICH HAVE BEEN DENOTED AS 'OBSCURE' TO BE FIXED TO A MINIMUM HEIGHT OF 1.7m ABOVE F.F.L. OR TO BE 'AWNING' STYLE WITH RESTRICTED OPENINGS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

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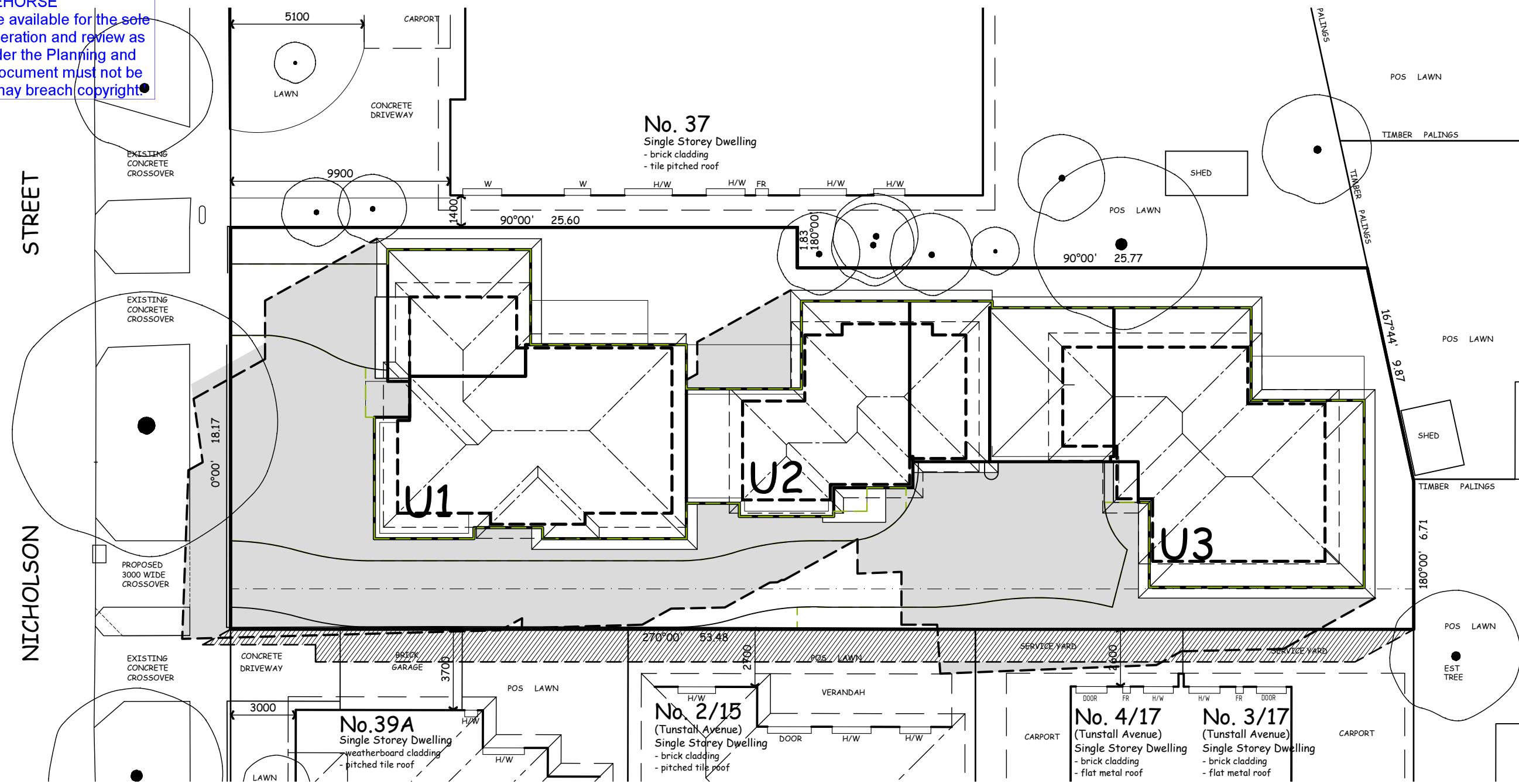
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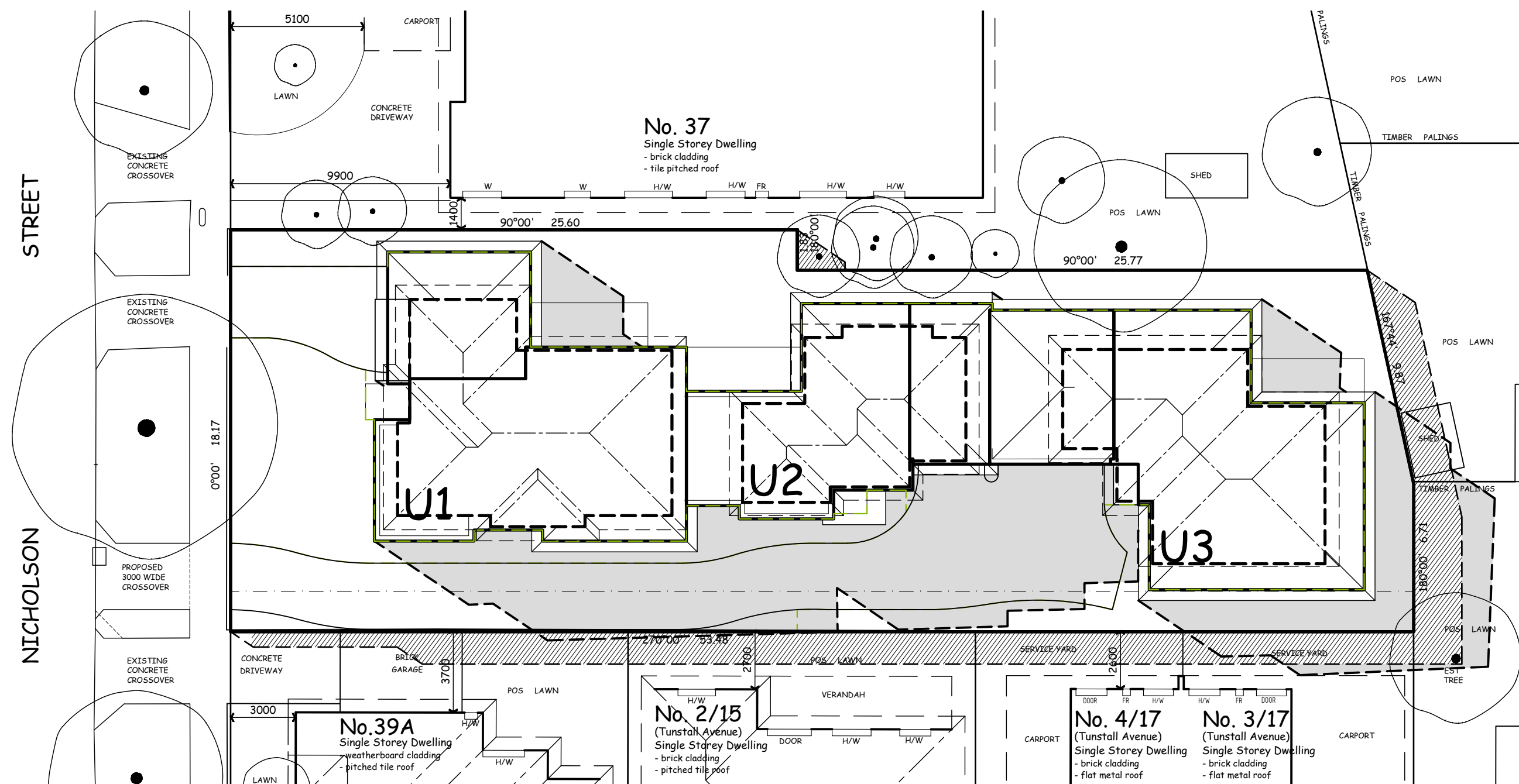
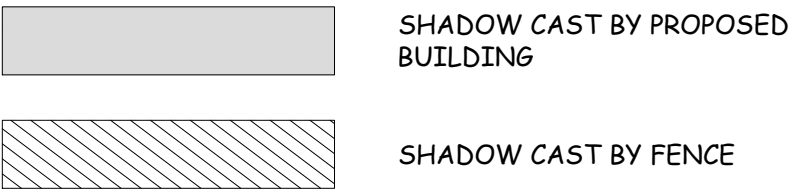
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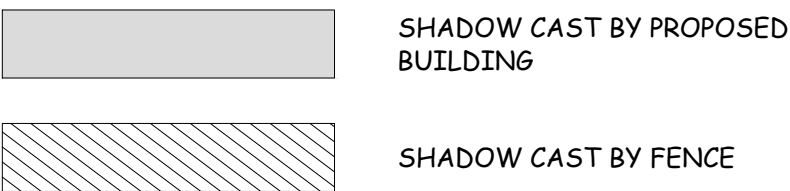
Elevations	DATE: August 2017
SCALE: 1:100 @A1	DRAWN: ET
SHEET NO: 4 of 5	JOB NO: 17-018
REV: A	



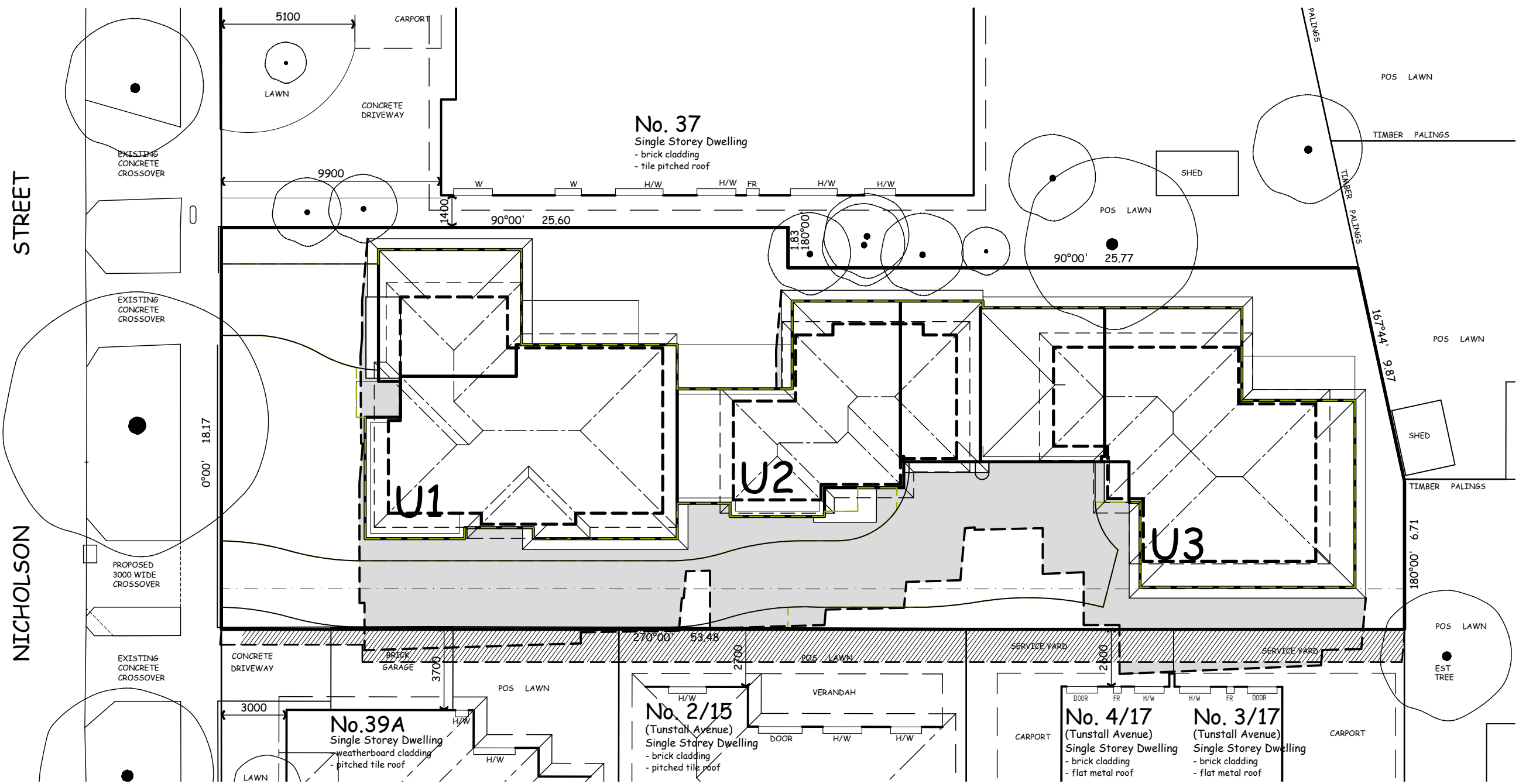
SHADOWS CAST AT 9.00 AM



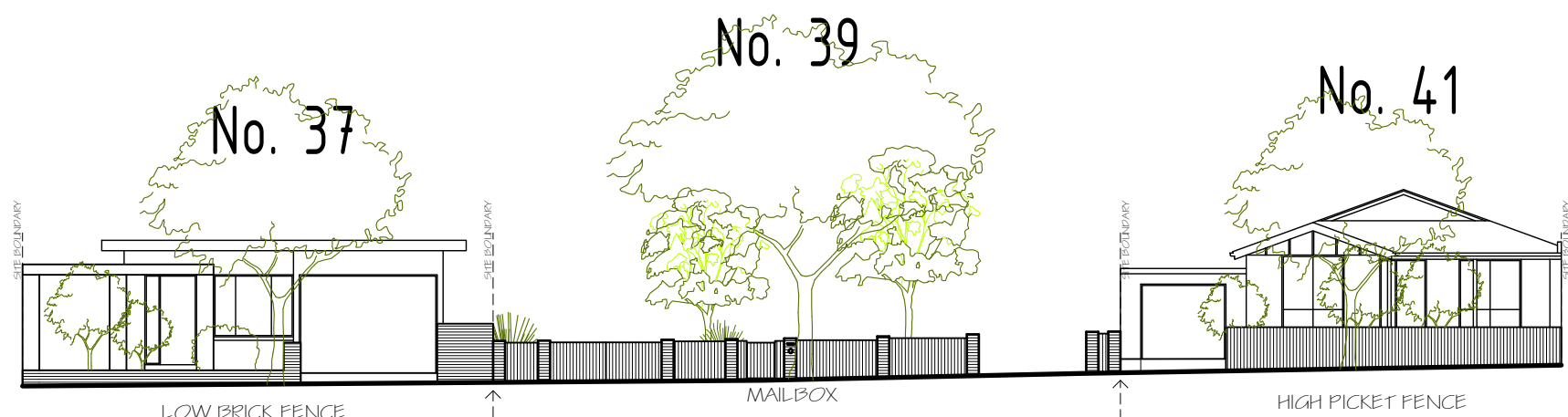
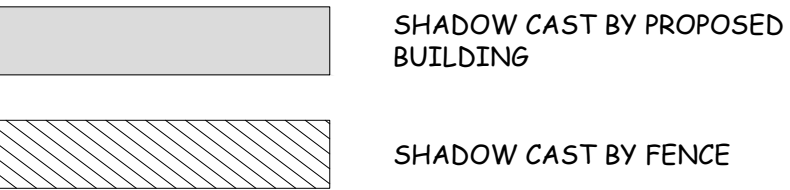
SHADOWS CAST AT 3.00 PM



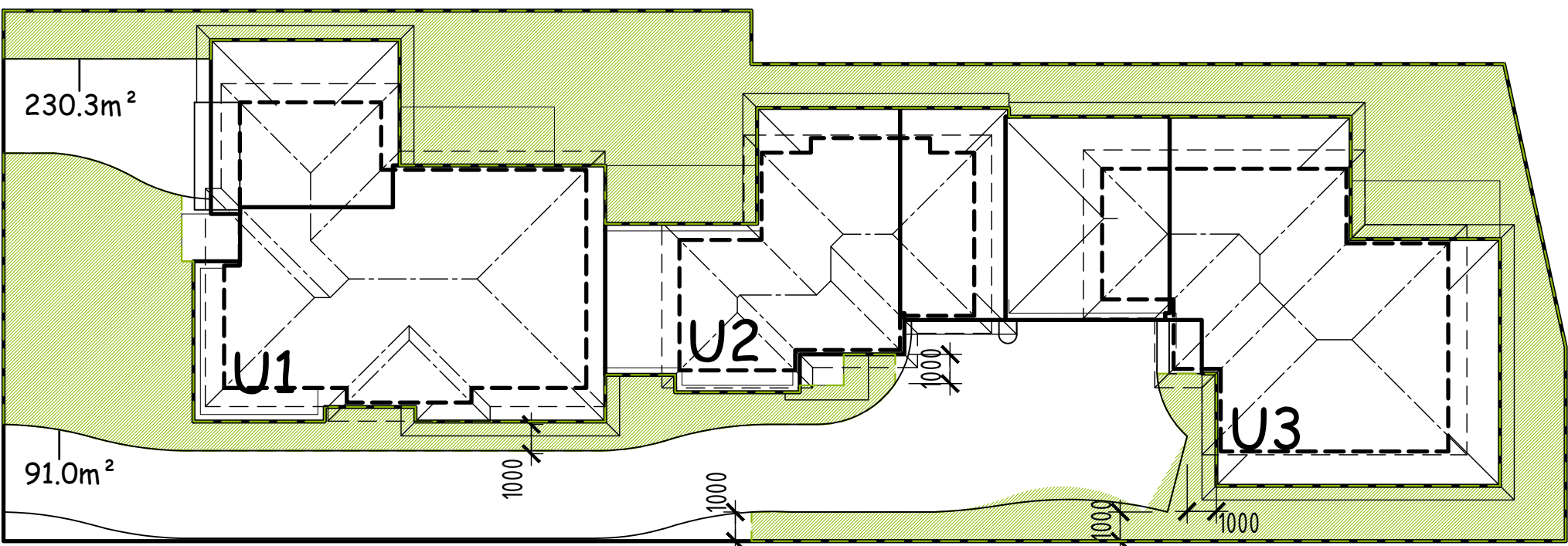
SHADOW DIAGRAMS
MARCH 21st - SEPTEMBER 23rd (EQUINOX)



SHADOWS CAST AT 12.00 PM



STREETSCAPE ELEVATION

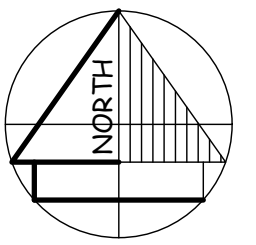


GARDEN AREA

■ DENOTES ASSESSABLE GARDEN AREA (MIN. 1.0m WIDE, EXCLUDING ROOFED AREAS AND DRIVEWAYS)

▲ SITE AREA: 910.0m²
GARDEN AREA: 318.8m² (35.0%)

GARDEN AREA PLAN



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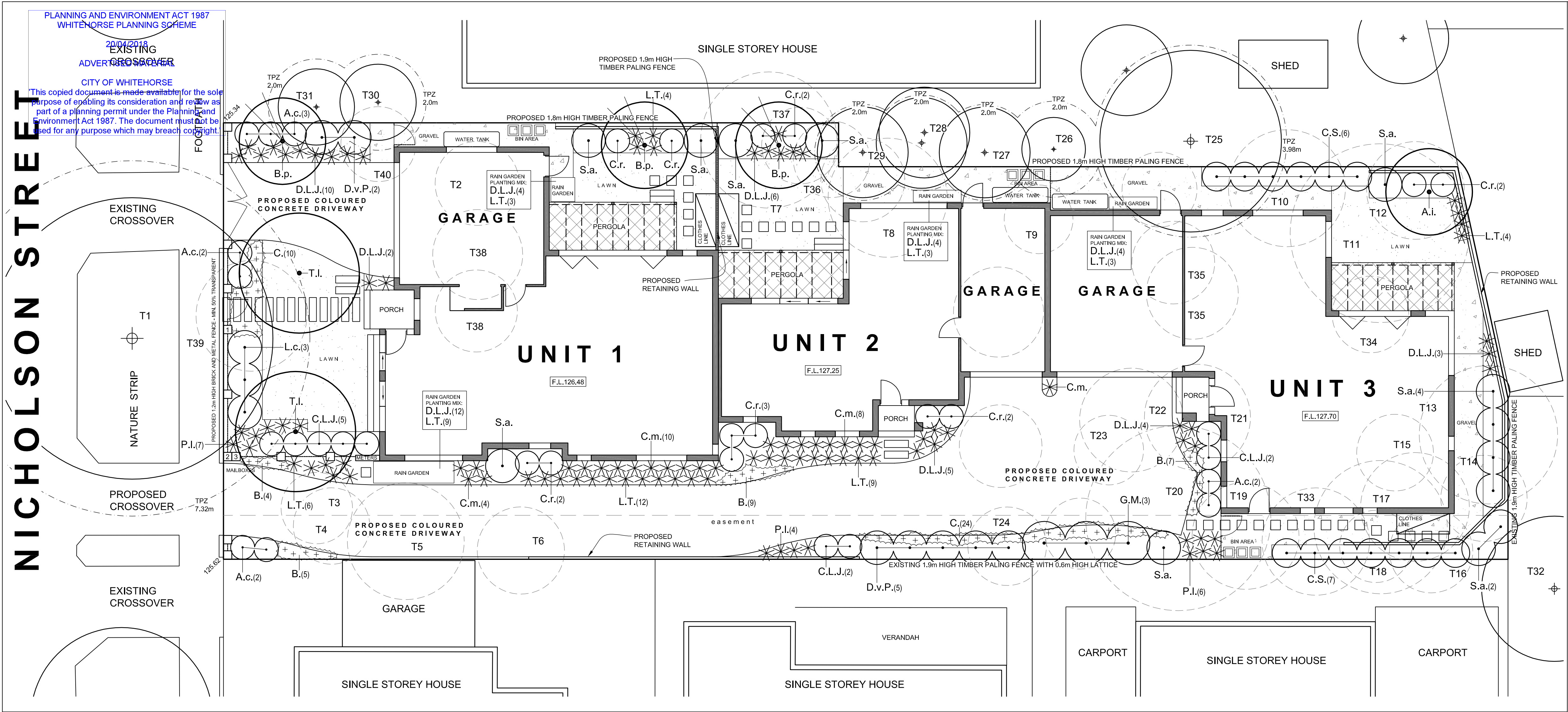
PROJECT:
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Shadow Diagrams & Garden Area Plan

DATE:	August 2017
SCALE:	1 : 100 @A1
DRAWN:	ET
SHEET NO:	5 of 5
JOB NO:	17-018
REV:	

Building Designers
Association of Victoria
Building Practitioners
Board No. DP-AD1183



EXISTING VEGETATION

CODE	BOTANICAL NAME	SIZE (H x W)	STATUS
T1	Quercus palustris	18x20m	Retain
T2	Prunus cerasifera	5x5m	Remove
T3	Sophora tetraptera	4x2m	Remove
T4	Sophora tetraptera	6x3m	Remove
T5	Cordylina australis	6x5m	Remove
T6	Prunus cerasifera	5x5m	Remove
T7	Prunus armeniaca	5x5m	Remove
T8	Prunus armeniaca	5x7m	Remove
T9	Archontophoenix cunninghamiana	5x2m	Remove
T10	Persea americana	6x5m	Remove
T11	Brachychiton acerifolius	13x10m	Remove
T12	Prunus armeniaca	5x5m	Remove
T13	Prunus cerasifera	7x5m	Remove
T14	Mangifera indica	4x4m	Remove
T15	Cordylina australis	7x2m	Remove
T16	Syagrus romanzoffiana	7x4m	Remove
T17	Prunus cerasifera	7x5m	Remove
T18	Syagrus romanzoffiana	6x4m	Remove
T19	Pittosporum crassifolium variegata	6x5m	Remove
T20	Liquidambar styraciflua	14x11m	Remove
T21	Jacaranda mimosifolia	5x5m	Remove
T22	Pyrus communis	6x5m	Remove
T23	Cordylina australis	5x1m	Remove
T24	Lagerstroemia indica	4x4m	Remove
T25	Macadamia integrifolia	8x10m	Retain
T26	Ligustrum lucidum	4x3m	Retain
T27	Lagerstroemia indica	6x4m	Retain
T28	Camellia japonica	3x4m	Retain
T29	Camellia japonica	4x4m	Retain
T30	Callistemon viminalis	4x3m	Retain
T31	Protea nerifolia	4x2m	Retain
T32	Ficus carica	5x5m	Retain
T33	Ligustrum ovalifolium	5x4m	Remove
T34	Citrus limon	2x2m	Remove
T35	Yucca spp.	3x2m	Remove
T36	Camellia japonica	3x2m	Remove
T37	Pittosporum tenuifolium	3x2m	Remove
T38	Hibiscus spp.	3x3m	Remove
T38	Pittosporum undulatum	5x4m	Remove
T38	Camellia japonica	3x2m	Remove

LEGEND

	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PROPOSED DECIDUOUS / EVERGREEN TREE
	PROPOSED SHRUBS
	PROPOSED TUFTING PLANTS
	PROPOSED GROUND COVERS
	GRASSED AREA
	GRAVEL SURFACE
	SELECTED CONCRETE PAVING
	SELECTED PAVERS

NOTES

EXISTING TREES: Existing trees to remain are to be adequately protected during site works. Tree protection measures are to be in accordance with the arborist report by Treemap Arboriculture dated July 2017, and Australian Standard AS4970-2009 Protection of Trees on Development Sites.

TOPSOIL: Soil, if imported to the site is to be screened and free from perennial weeds. Cultivate existing site soil to 200mm depth. To garden areas spread imported topsoil to a lightly rolled depth of 150mm over cultivated site soil. To lawn areas spread imported topsoil to lightly rolled depth of 100mm. Imported topsoil to be a 70/30 mix of screened topsoil and organic compost, pH range 6-7. Apply gypsum where necessary.

TREES: All canopy trees to be a minimum 2.0 metres tall when planted.

PLANTS AND PLANTING: All plants to be healthy disease-free specimens. Over-excavate all plant holes by at least twice pot volume. Spread a slow release fertiliser to each plant hole at the manufacturers specifications. Stake and tie trees by two 2100x32x32 pointed stakes and large shrubs with one 1800x25x25 pointed stake. All ties to be flexible rubber or canvas ties in 'figure 8' configuration. Immediately after planting, water-in all plants and maintain regular follow-up watering during establishment period.

LAWN: Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth board. Spread lawn seed at the rate of 40gms/m squared. For instant turf grass finish top soil as lightly rolled layer flush to adjacent paved surfaces. Ensure seed bed and instant turf areas are kept moist during the establishment period.

EDGING: Separate garden bed, gravel and lawn areas by a 100x20 C.C.A. treated pine plinth board pegged at 1200mm centres, or similar hard edging.

MULCH: After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.

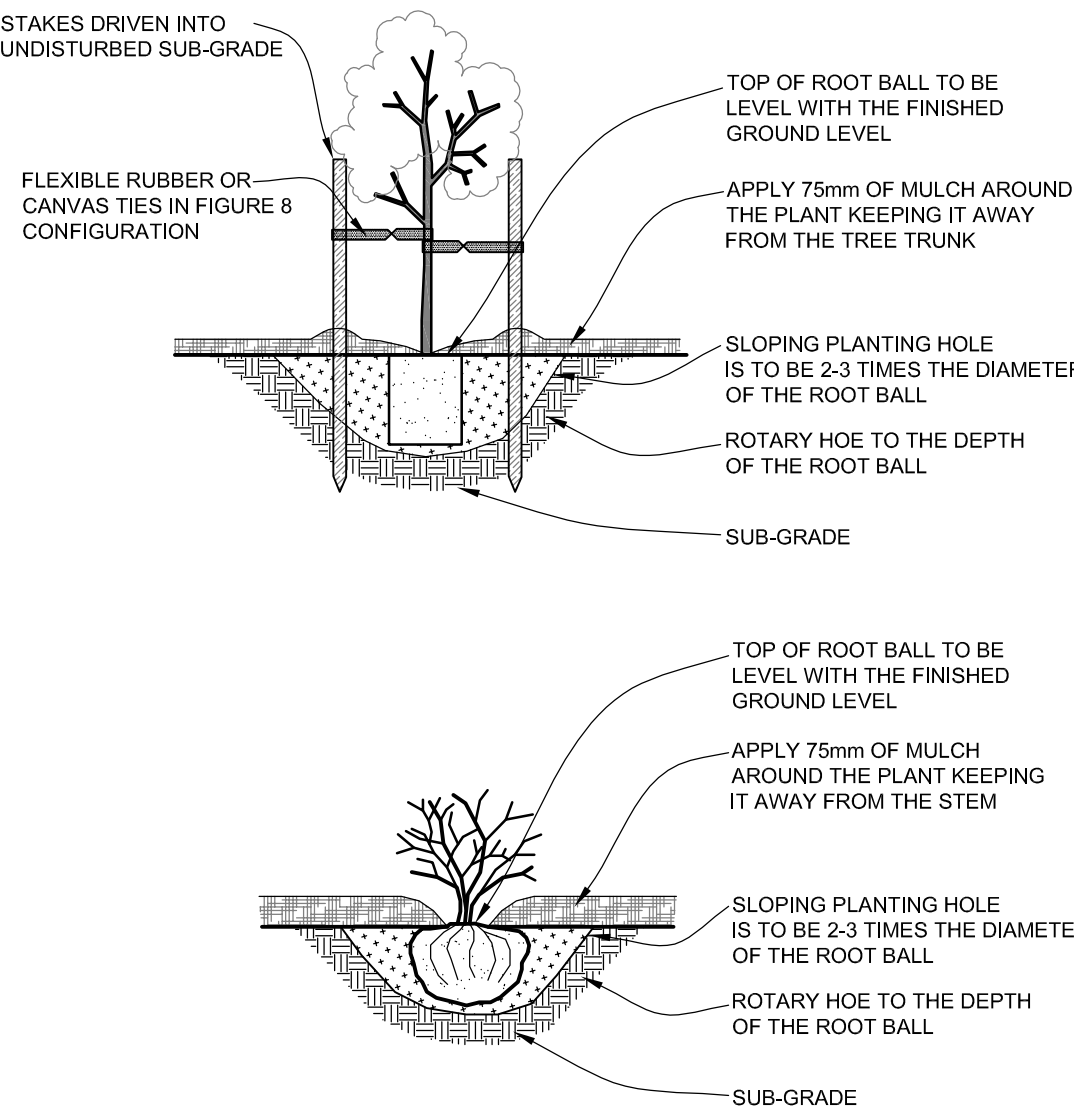
MAINTENANCE: Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.

DISCLAIMER: Bradbury Culina shall not be liable for any damage caused to the existing vegetation retained on and surrounding the site, it is the sole responsibility of the owner or builder. It is the Landscape Contractor's responsibility to locate and prove all services prior to undertaking works and various authorities are to be notified. Should any existing services be damaged during construction works, the contractor shall make arrangement for repairs. All costs for this shall be borne by the contractor.

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	POT SIZE	QTY
EVERGREEN TREES						
A.i.	Acacia implexa	Lightwood	8m	4-5m	2m TALL	1
T.l.	Tristanlopsis laurina	Kanooka (Water Gum)	8-10m	5-6m	2m TALL	2
DECIDUOUS TREES						
B.p.	Betula pendula 'Fastigiata'	Silver Birch 'Fastigiata'	8-10m	4m	2m TALL	3
SHRUBS						
A.c.	Acacia cognata 'Mini Cog'	Wattle 'Mini Cog'	0.8m	1.2m	150mm	9
C.L.J.	Callistemon 'Little John'	Bottlebrush 'Little John'	1m	1m	150mm	9
C.r.	Correa reflexa	Common Correa	1.2m	1.2m	150mm	13
C.S.	Callistemon 'Slim'	Bottlebrush 'Slim'	3m	1.3m	200mm	13
D.v.P.	Dodonaea viscosa 'Purpurea'	Purple Sticky Hop-Bush	3m	1.5m	200mm	7
G.M.	Grevillea 'Moonlight'	Moonlight Grevillea	3-4m	3m	300mm	3
L.c.	Loropetalum chinense	'China Pink'	1.5m	1.5m	200mm	3
S.a.	Syzygium australe 'Elite'	Elite Lillypilly	3m	1.5m	200mm	12
GROUNDCOVERS AND TUFTING PLANTS						
B.	Brachyscome multifida 'Purple'	Cut Leaf Daisy 'Purple'	0.3m	0.6m	100mm	25
C.	Chrysocephalum apiculatum	Yellow Buttons	0.3m	1m	100mm	34
C.m.	Clivia miniata 'Orange'	Bush Lilly 'Orange'	0.5m	0.5m	150mm	23
D.L.J.	Dianella 'Little Jess'	Flax Lily 'Little Jess'	0.4m	0.5m	150mm	54
L.T.	Lomandra longifolia 'Tanika'	Mat-Rush 'Tanika'	0.6m	0.7m	150mm	53
P.l.	Poa labillardieri	Common Tussock Grass	0.9m	1m	150mm	17

* Denotes height and width at maturity



TYPICAL TREE AND SHRUB PLANTING DETAIL

NOT TO SCALE

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 bradbury culina www.bradburyculina.com ABN 96 045 663 757	DESIGN BY: S.C.	CLIENT: Paul Shaw + Associates	DATE: 5 April 2018
	DRAWN BY: S.C.	PROJECT ADDRESS: 39 Nicholson Street, Nunawading	SCALE (@A1): 1:100
DRAWING TITLE: Landscape Plan			SHEET: 1 / 1
DRAWING NUMBER: 2678			