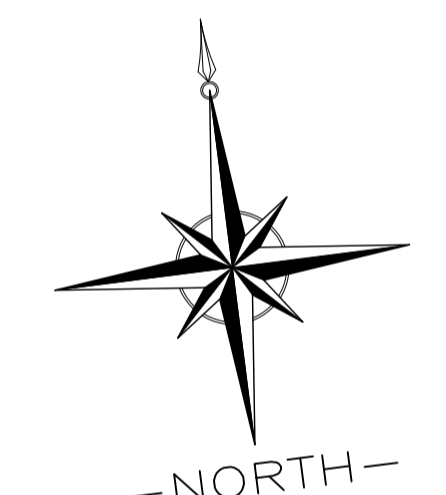
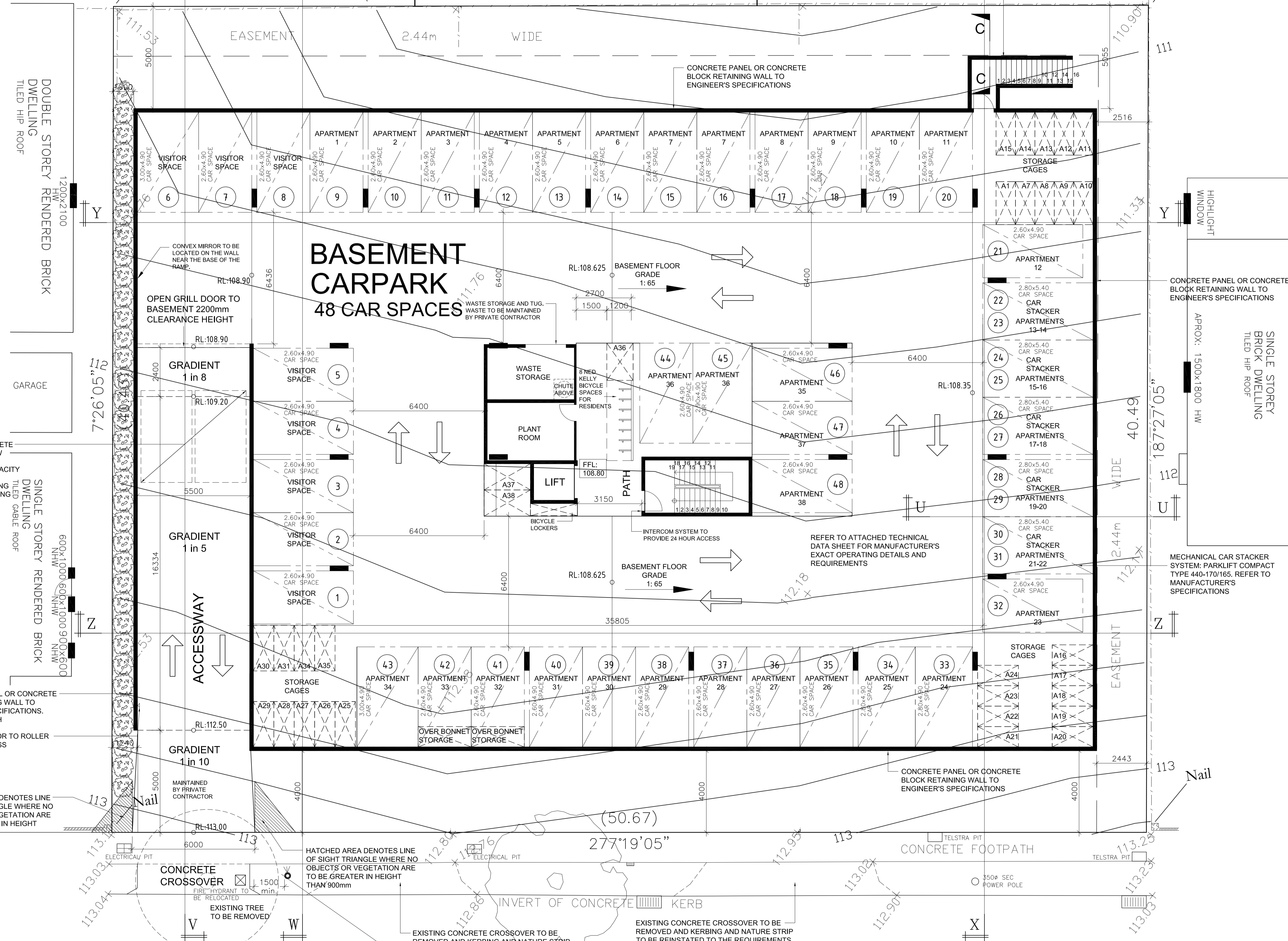


NOTE: REFER TO PAGE 9 FOR CAPACITY DETAILS FOR PROPOSED STORAGE CAGES

DOUBLE STOREY RENDERED BRICK DWELLING
TILED HIP ROOF

CONCRETE PANEL OR CONCRETE BLOCK RETAINING WALL TO ENGINEER'S SPECIFICATIONS



E.J.Grech & Associates Pty Ltd
 23 Railway Road
 Blackburn Vic 3130
 Ph - 9878 3500
 Fax - 9894 4425

No.	AMENDMENT	DATE
C	TOWN PLANNING QUERIES	25/02/16
B	TOWN PLANNING QUERIES	7/12/15
A	TOWN PLANNING QUERIES	30/09/15

PROJECT:
PROPOSED APARTMENT DEVELOPMENT
 AT: No. 969-973,
 DONCASTER ROAD,
 DONCASTER EAST

FOR : ZHOU PROJECT

REGISTRATION NO:	
MELWAY REF:	MAP
DATE:	FEB. 2016
SHEET:	2 OF 9
DRAWN:	T.C
SCALE:	1:100
REFERENCE NO:	1561/C

SITE AND BASEMENT FLOOR PLAN

SCALE 1:100

DONCASTER ROAD

NOTE: ALL SERVICE CABINETS TO BE INTEGRATED INTO THE ARCHITECTURAL DESIGN

T.B.M Spike in Electricity Pole
 R.L. 113.29

DOUBLE GLAZING TO ALL HABITABLE WINDOWS FACING DONCASTER ROAD AND BASEMENT ACCESS RAMP

EXISTING CONCRETE CROSSOVER TO BE REMOVED AND KERBING AND NATURE STRIP TO BE REINSTATED TO THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITY

EXISTING CONCRETE CROSSOVER TO BE REMOVED AND KERBING AND NATURE STRIP TO BE REINSTATED TO THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITY

INVERT OF CONCRETE KERB

HATCHED AREA DENOTES LINE OF SIGHT TRIANGLE WHERE NO OBJECTS OR VEGETATION ARE TO BE GREATER IN HEIGHT THAN 900mm

CONCRETE CROSSOVER
 FIRE HYDRANT TO BE RELOCATED
 EXISTING TREE TO BE REMOVED

CONCRETE PANEL OR CONCRETE BLOCK RETAINING WALL TO ENGINEER'S SPECIFICATIONS. MAX 3100mm HIGH

AUTOMATIC SENSOR TO ROLLER DOOR FOR ACCESS

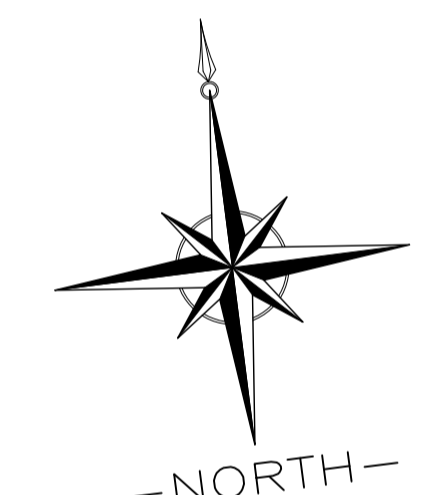
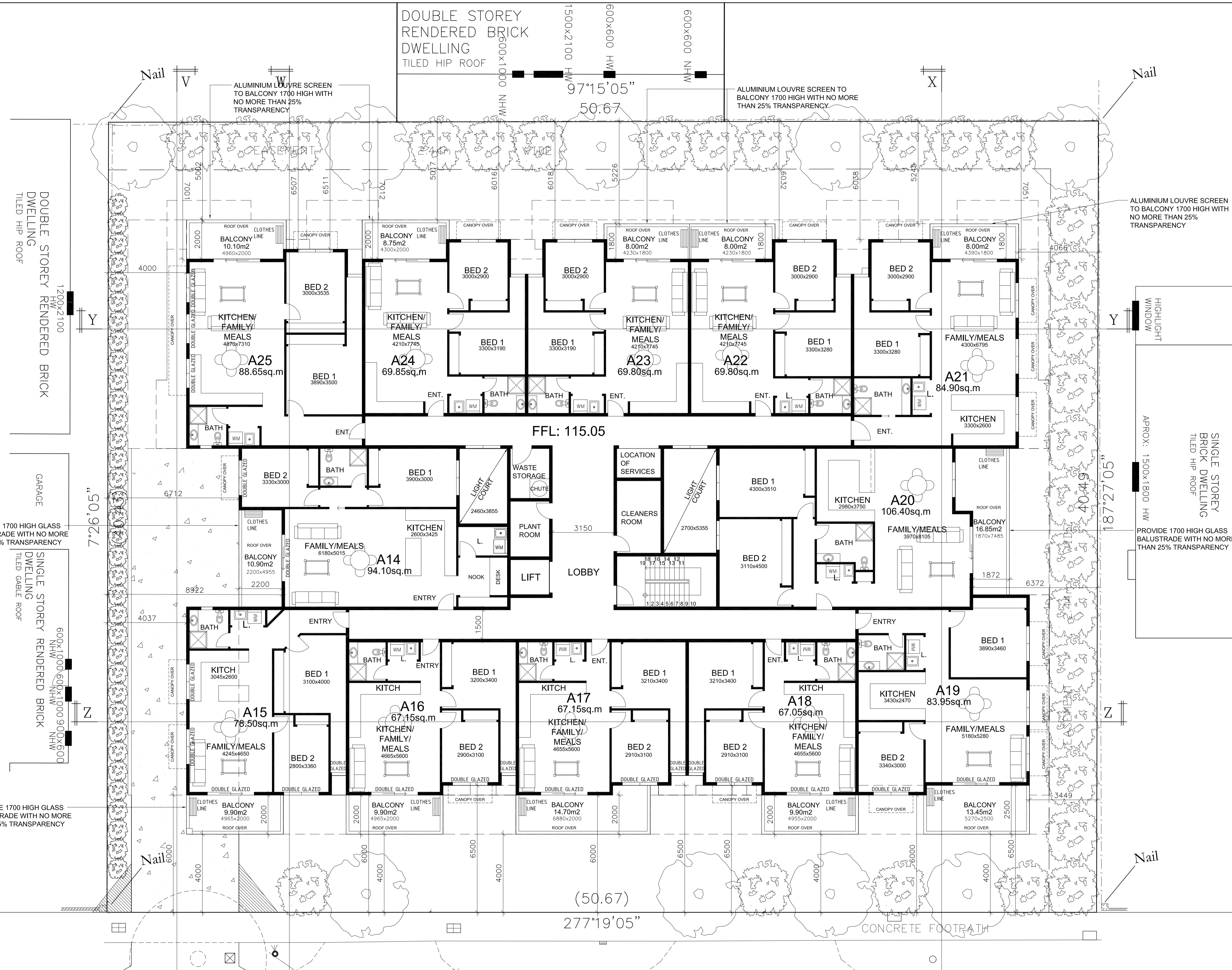
HATCHED AREA DENOTES LINE OF SIGHT TRIANGLE WHERE NO OBJECTS OR VEGETATION ARE TO BE GREATER IN HEIGHT THAN 900mm

LOCATION OF CONCRETE WATER TANKS BELOW DRIVEWAY PAVING COMBINED TANK CAPACITY OF 40,000 litres FOR GREY WATER FLUSHING AND GARDEN WATERING

GARAGE

DOUBLE STOREY RENDERED BRICK DWELLING TILED HIP ROOF

DOUBLE STOREY RENDERED BRICK DWELLING TILED HIP ROOF



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C	TOWN PLANNING QUERIES	25/02/16
B	TOWN PLANNING QUERIES	7/12/15
A	TOWN PLANNING QUERIES	30/09/15
No.	AMENDMENT	DATE

PROJECT:
PROPOSED APARTMENT DEVELOPMENT
 AT: No. 969-973,
 DONCASTER ROAD,
 DONCASTER EAST

FOR : ZHOU PROJECT

REGISTRATION NO:
 MELWAY REF: MAP

DATE: FEB. 2016 SCALE: 1:100

SHEET: 4 OF 9 REFERENCE NO:
 1561/C

DRAWN: T.C

SITE AND SECOND FLOOR PLAN

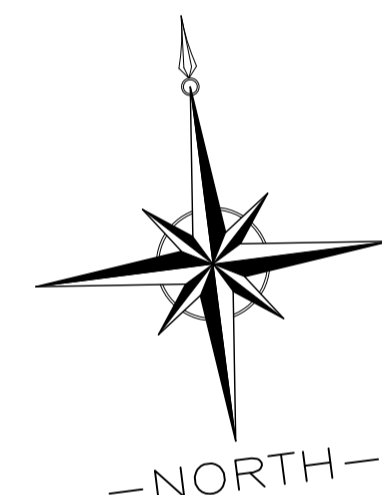
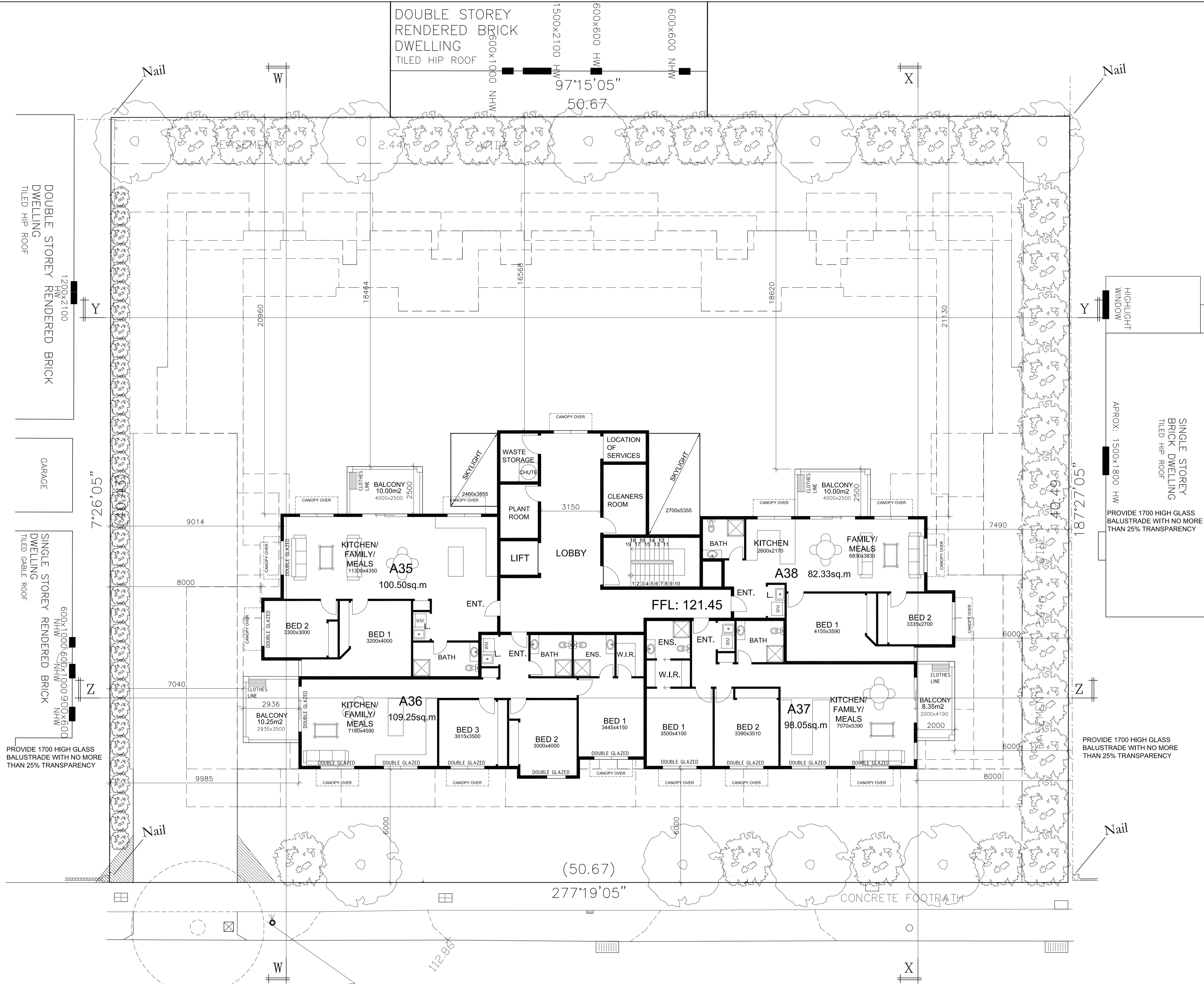
SCALE 1:100

T.B.M Spike in Electricity Pole R.L 113.29

DONCASTER ROAD

DOUBLE GLAZING TO ALL HABITABLE WINDOWS FACING DONCASTER ROAD AND BASEMENT ACCESS RAMP

NOTE: ALL SERVICE CABINETS TO BE INTEGRATED INTO THE ARCHITECTURAL DESIGN



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 23 Railway Road
 Blackburn Vic 3130
 Ph - 9878 3500
 Fax - 9894 4425

No.	AMENDMENT	DATE
C	TOWN PLANNING QUERIES	25/02/16
B	TOWN PLANNING QUERIES	7/12/15
A	TOWN PLANNING QUERIES	30/09/15

PROJECT:
PROPOSED APARTMENT DEVELOPMENT
 AT: No. 969-973,
 DONCASTER ROAD,
 DONCASTER EAST

FOR : ZHOU PROJECT

REGISTRATION NO:	
MELWAY REF:	MAP
DATE:	FEB. 2016
SHEET:	6 OF 8
DRAWN:	T.C
SCALE:	1:100
REFERENCE NO:	1561/C

SITE AND FOURTH FLOOR PLAN

SCALE 1:100

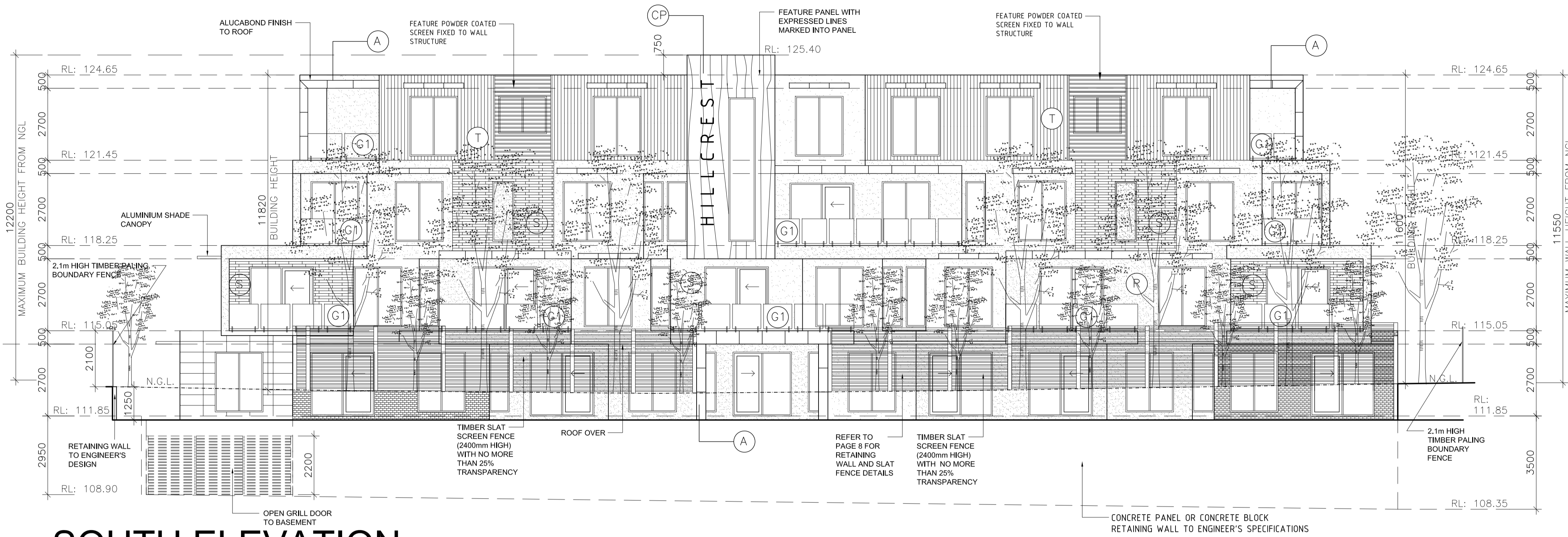
T.B.M Spike in Electricity Pole
 R.L 113.29

DONCASTER ROAD

DOUBLE GLAZING TO ALL HABITABLE WINDOWS FACING DONCASTER ROAD AND BASEMENT ACCESS RAMP

NOTE: ALL SERVICE CABINETS TO BE INTEGRATED INTO THE ARCHITECTURAL DESIGN

DOUBLE GLAZING TO ALL HABITABLE WINDOWS FACING DONCASTER ROAD AND BASEMENT ACCESS RAMP



SOUTH ELEVATION

SCALE 1:100

MATERIALS SCHEDULE.

- R - RENDERED TEXTURE FINISH - VARIOUS COLOURS (DULUX ACCORD GREY, DULUX PORTLAND STONE, DULUX OLDE PEWTER, DULUX COTTONTAIL.
- S - FEATURE TILING - CREAM AND LIMESTONE COLOUR IN RANDOM PATTERN
- G - LAMINATED GLAZING TO BALCONY - OBSCURE GLASS
- G1 - LAMINATED GLAZING TO BALCONY - CLEAR GLASS
- A - ALUCABOND FEATURE - SILVER COLOUR
- BP - CONCRETE BLADE PANEL IN DULUX - CHARCOAL
- T - TIMBER LINING BOARDS IN GREY GUM (BROWN)
- B - BRICKWORK CHARCOAL OXIDE WITH LIGHT GREY MORTAR
- CP - FEATURE PANEL WITH EXPRESSED LINES MARKED INTO PANEL

WINDOWS WILL BE ALUMINIUM APO GREY

VERTICAL EDGE TREATMENT OF CANOPIES IN DARK CHARCOAL WITH LINING UNDER CANOPIES IN DULUX COTTONTAIL

GLASS IN FEATURE PANEL TO BE SMOKE GREY

TIMBER SLAT SCREEN FENCE TO FRONT GREY GUM COLOUR

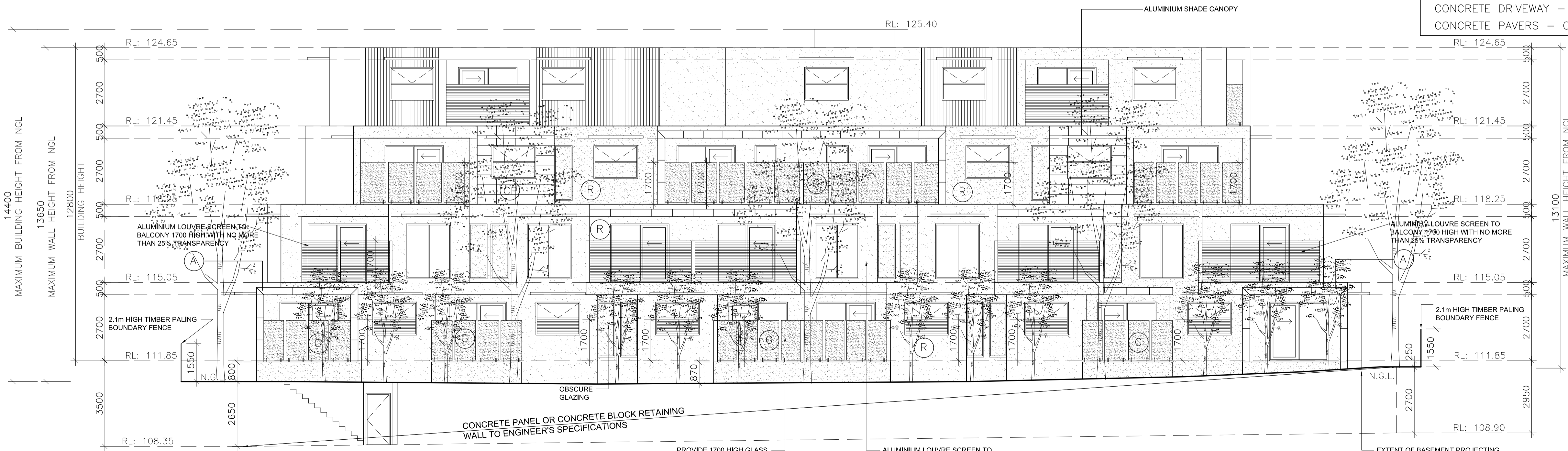
ALL SCREENS TO BALCONIES TO BE NATURAL ALUMINIUM COLOUR

ALL SCREENS TO WINDOWS TO BE NATURAL ALUMINIUM COLOUR

BASEMENT DOOR TO BE OPEN GRILL TYPE FINISH BLACK PWERDERCOAT FINISH

CONCRETE DRIVEWAY - CHARCOAL COLOUR


CONCRETE PAVERS - CHARCOAL COLOUR



NORTH ELEVATION

SCALE 1:100

NOTE: ALL SERVICE CABINETS TO BE INTEGRATED INTO THE ARCHITECTURAL DESIGN



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Blackburn Vic 3130
H CONDITION 1 CHANGES

Ph - 9878 3500
Fax - 9894 4425
12/12/11

C	TOWN PLANNING QUERIES	25/02/16
B	TOWN PLANNING QUERIES	7/12/15
A	TOWN PLANNING QUERIES	30/09/15
No.	AMENDMENT	DATE

PROJECT:
PROPOSED APARTMENT DEVELOPMENT

AT: No. 969-973,
DONCASTER ROAD,
DONCASTER EAST

FOR : ZHOU PROJECT

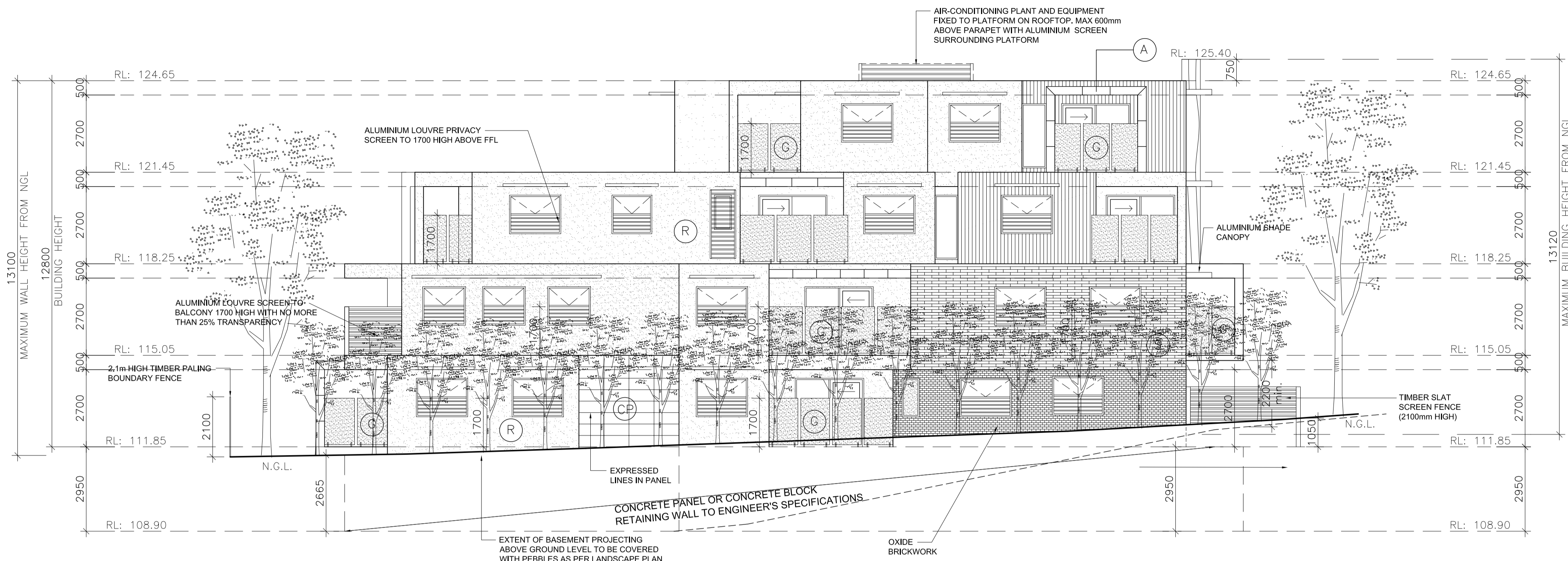
REGISTRATION NO:

MELWAY REF: MAP

DATE: FEB. 2016 SCALE: 1:100

SHEET: 7 of 9 REFERENCE NO: 1561/C

DRAWN: T.C



WEST ELEVATION

SCALE 1:100

MATERIALS SCHEDULE.

- R - RENDERED TEXTURE FINISH - VARIOUS COLOURS (DULUX ACCORD GREY, DULUX PORTLAND STONE, DULUX OLDE PEWTER, DULUX COTTONTAIL.
- S - FEATURE TILING - CREAM AND LIMESTONE COLOUR IN RANDOM PATTERN
- G - LAMINATED GLAZING TO BALCONY - OBSCURE GLASS
- G1 - LAMINATED GLAZING TO BALCONY - CLEAR GLASS
- A - ALUCABOND FEATURE - SILVER COLOUR
- BP - CONCRETE BLADE PANEL IN DULUX - CHARCOAL
- T - TIMBER LINING BOARDS IN GREY GUM (BROWN)
- B - BRICKWORK CHARCOAL OXIDE WITH LIGHT GREY MORTAR
- CP - FEATURE PANEL WITH EXPRESSED LINES MARKED INTO PANEL

WINDOWS WILL BE ALUMINIUM APO GREY

VERTICAL EDGE TREATMENT OF CANOPIES IN DARK CHARCOAL WITH LINING UNDER CANOPIES IN DULUX COTTONTAIL

GLASS IN FEATURE PANEL TO BE SMOKE GREY

TIMBER SLAT SCREEN FENCE TO FRONT GREY GUM COLOUR

ALL SCREENS TO BALCONIES TO BE NATURAL ALUMINIUM COLOUR

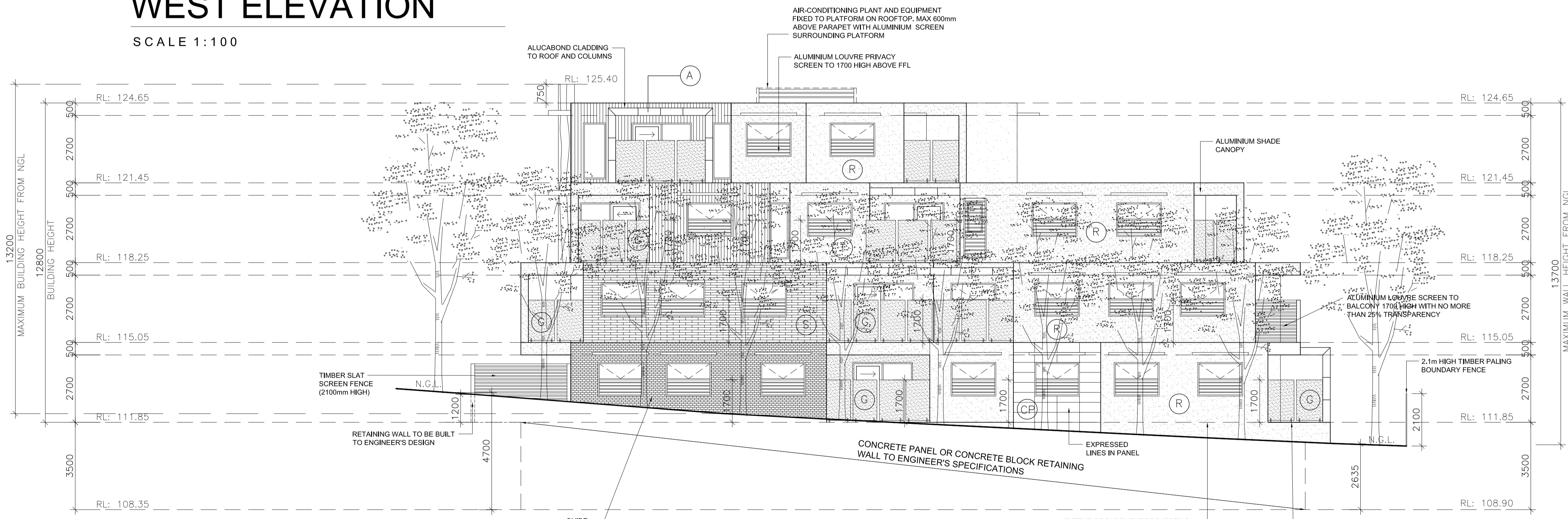
ALL SCREENS TO WINDOWS TO BE NATURAL ALUMINIUM COLOUR

BASEMENT DOOR TO BE OPEN GRILL TYPE FINISH BLACK PWERDERCOAT FINISH

CONCRETE DRIVEWAY - CHARCOAL COLOUR

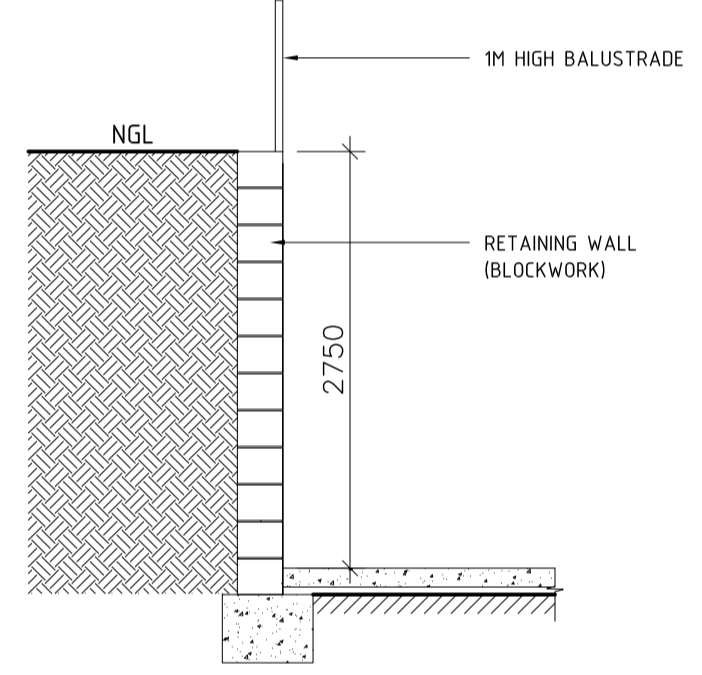
CONCRETE PAVERS - CHARCOAL COLOUR

DOUBLE GLAZING TO ALL HABITABLE WINDOWS FACING DONCASTER ROAD AND BASEMENT ACCESS RAMP



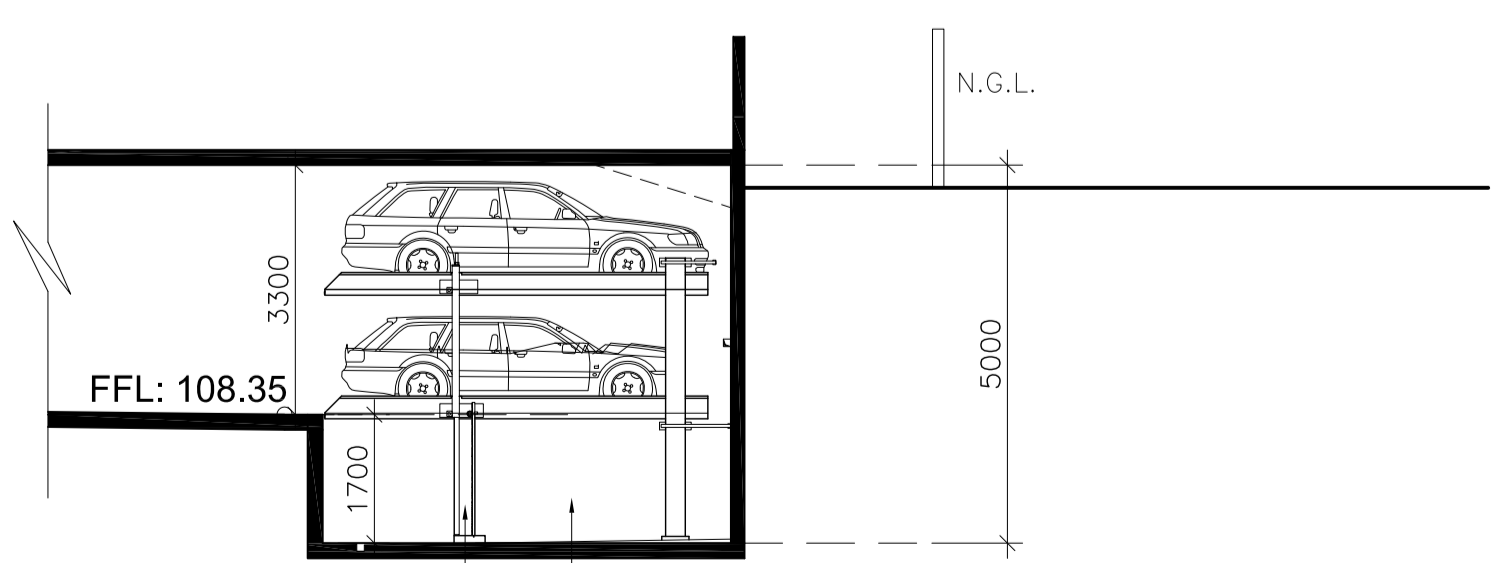
EAST ELEVATION

SCALE 1:100



DETAIL C-C

SCALE 1:50



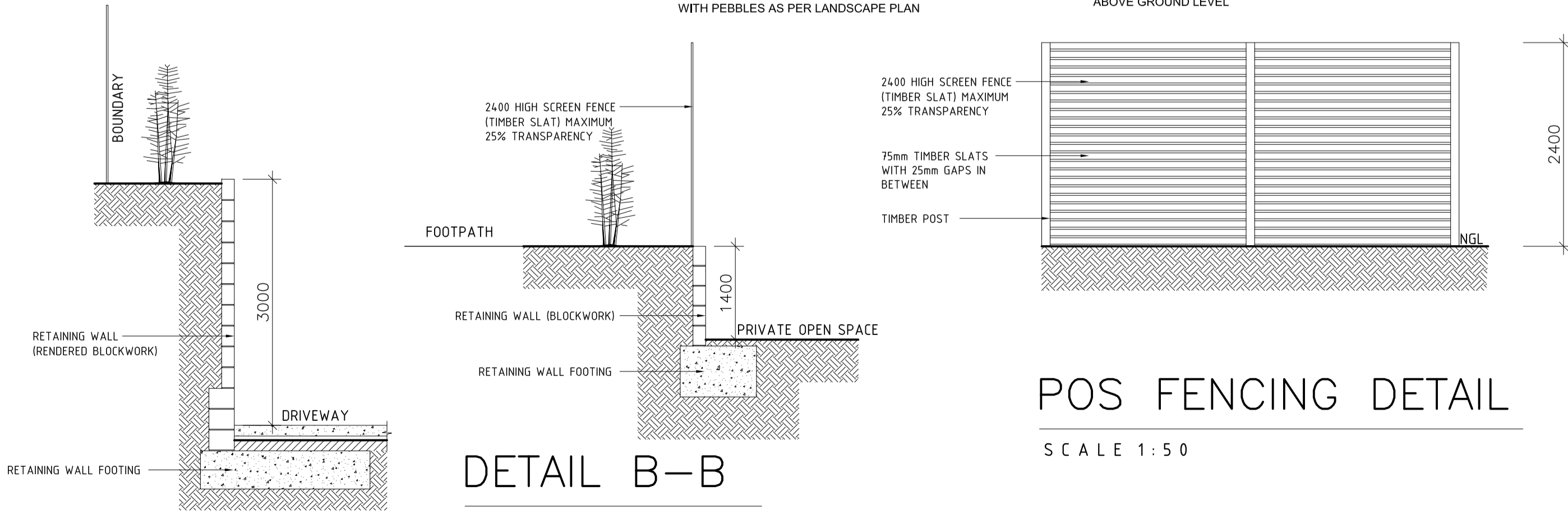
REFER TO ATTACHED TECHNICAL DATA SHEET FOR MANUFACTURER'S EXACT OPERATING DETAILS AND REQUIREMENTS

PARKLIFT COMPACT TYPE 440-170/165

INDEPENDENT STYLE CAR STACKERS

CROSS SECTION U-U

SCALE 1:100



DETAIL B-B

SCALE 1:50

POS FENCING DETAIL

SCALE 1:50

NOTE: ALL SERVICE CABINETS TO BE INTEGRATED INTO THE ARCHITECTURAL DESIGN

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Fax - 9894 4425

No.	AMENDMENT	DATE
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A	TOWN PLANNING QUERIES	30/09/15

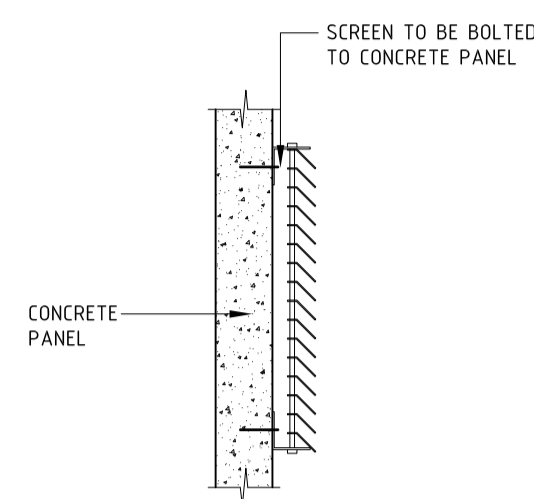
PROJECT:
PROPOSED APARTMENT DEVELOPMENT
AT: No. 969-973,
DONCASTER ROAD,
DONCASTER EAST

FOR : ZHOU PROJECT

REGISTRATION NO:
MELWAY REF: MAP

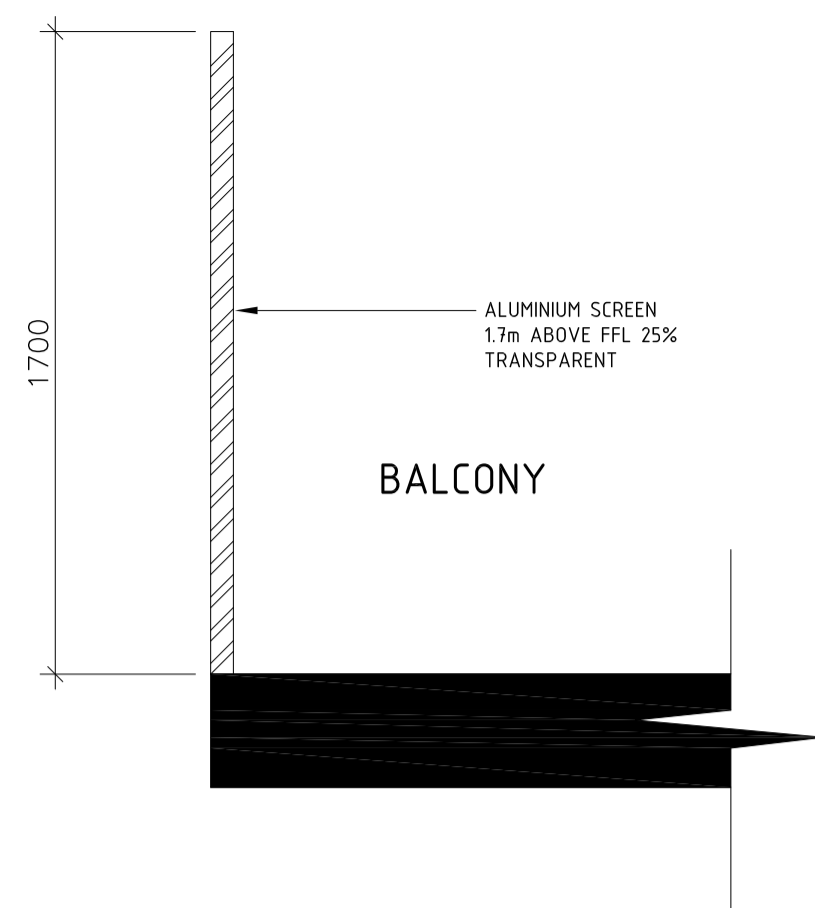
DATE: FEB. 2016 SCALE: 1:100

SHEET: 8 OF 9 REFERENCE NO:
DRAWN: T.C. 1561/C



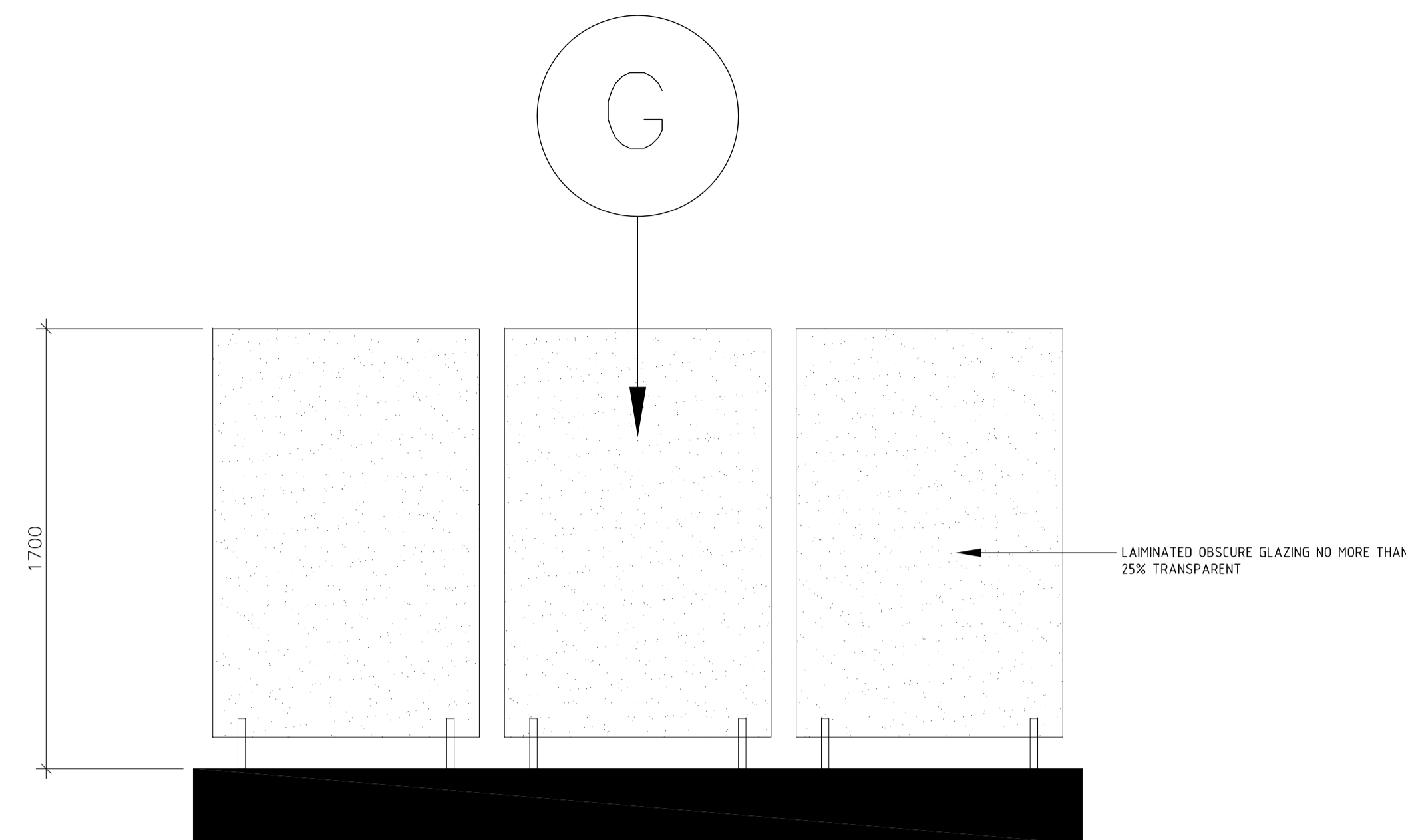
SCREEN FIXING DETAIL

SCALE 1:20



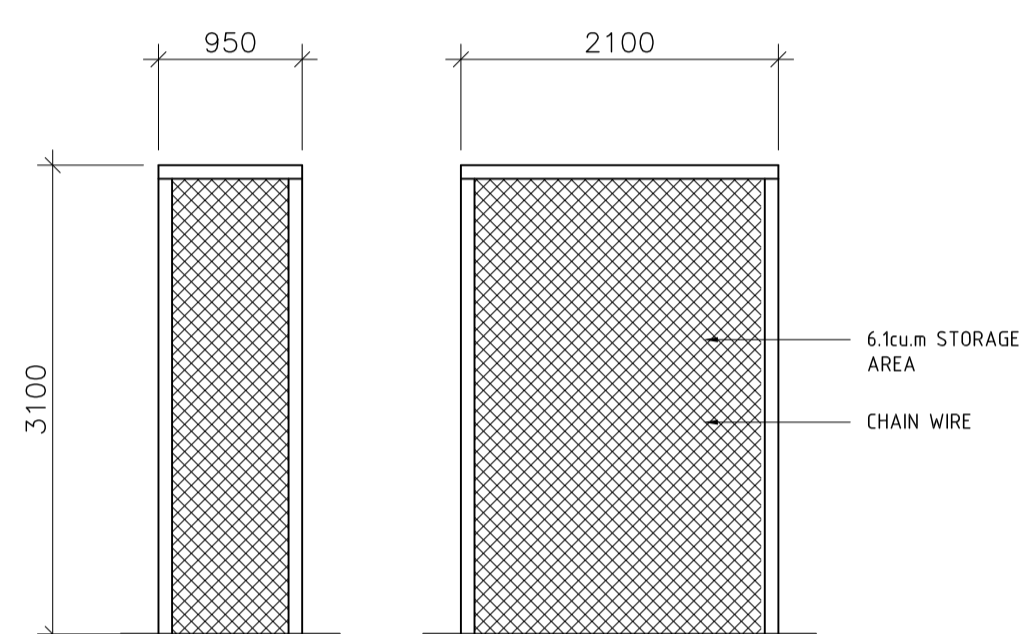
BALCONY SCREEN DETAIL

SCALE 1:20



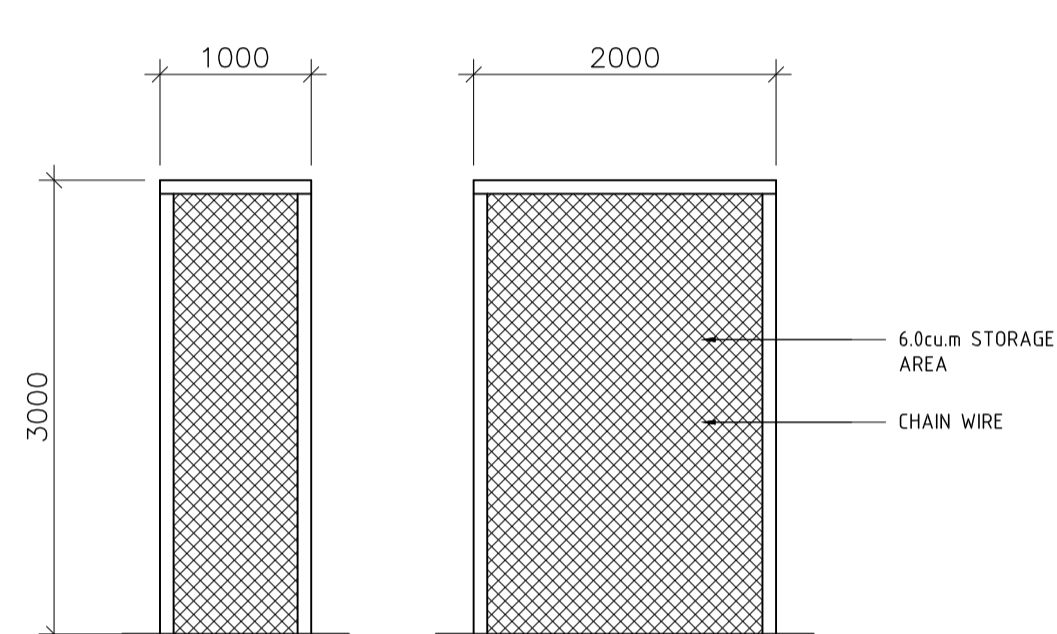
BALCONY GROUND FLOOR GLASS SCREEN DETAIL

SCALE 1:20



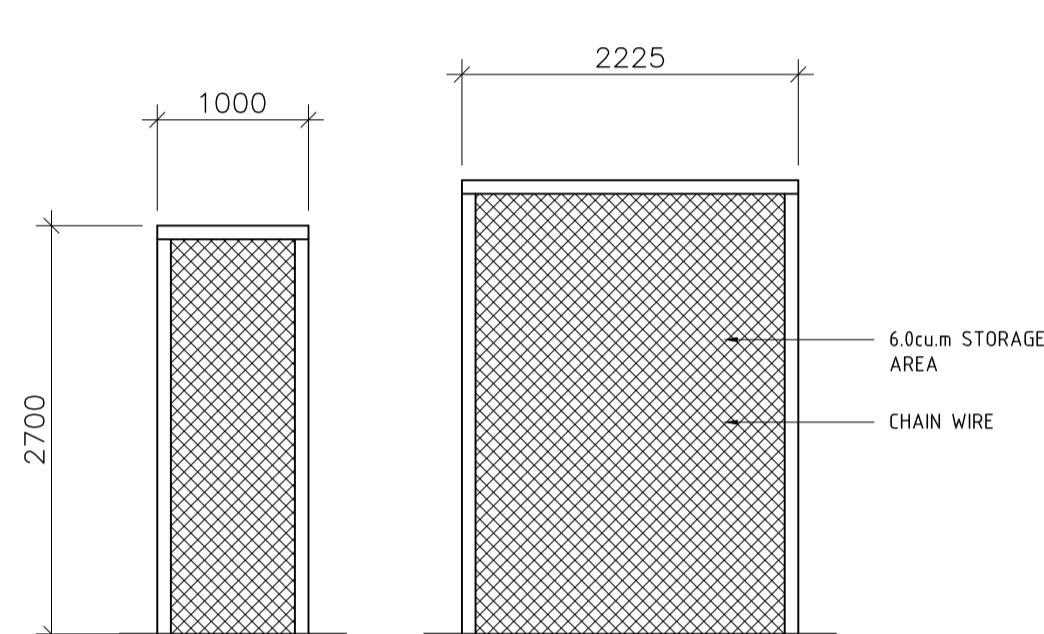
STORAGE CAGE ELEVATIONS

SCALE 1:50 (A 1, 7-15)



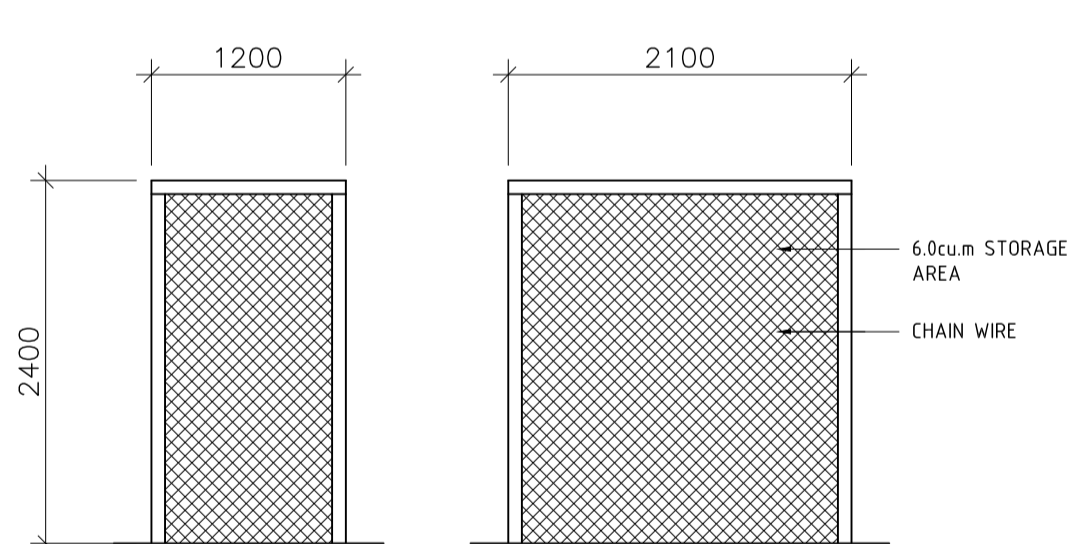
STORAGE CAGE ELEVATIONS

SCALE 1:50 (A 16-24)



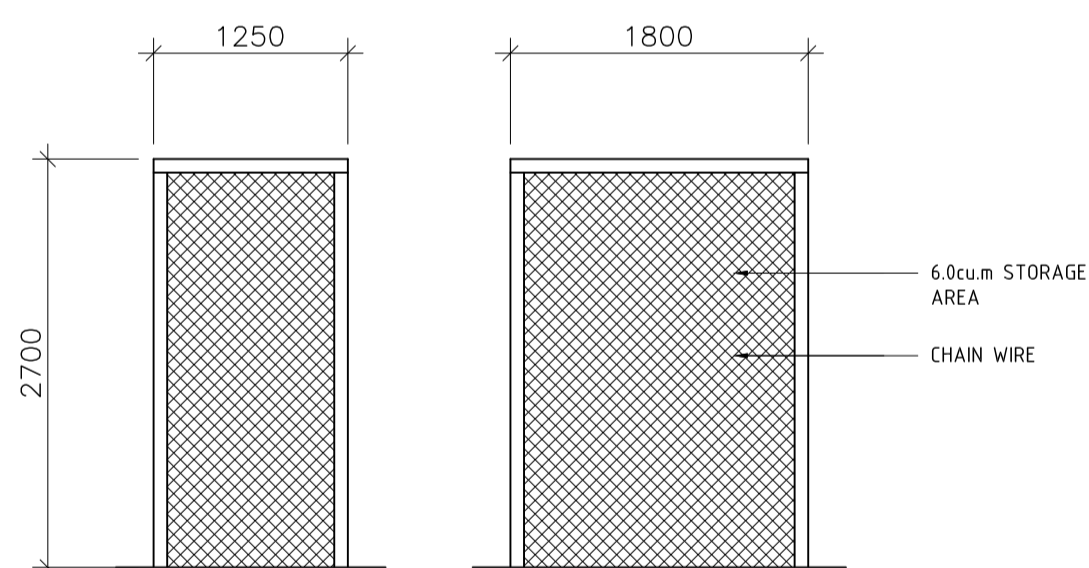
STORAGE CAGE ELEVATIONS

SCALE 1:50 (A 25-31 & 34-35)



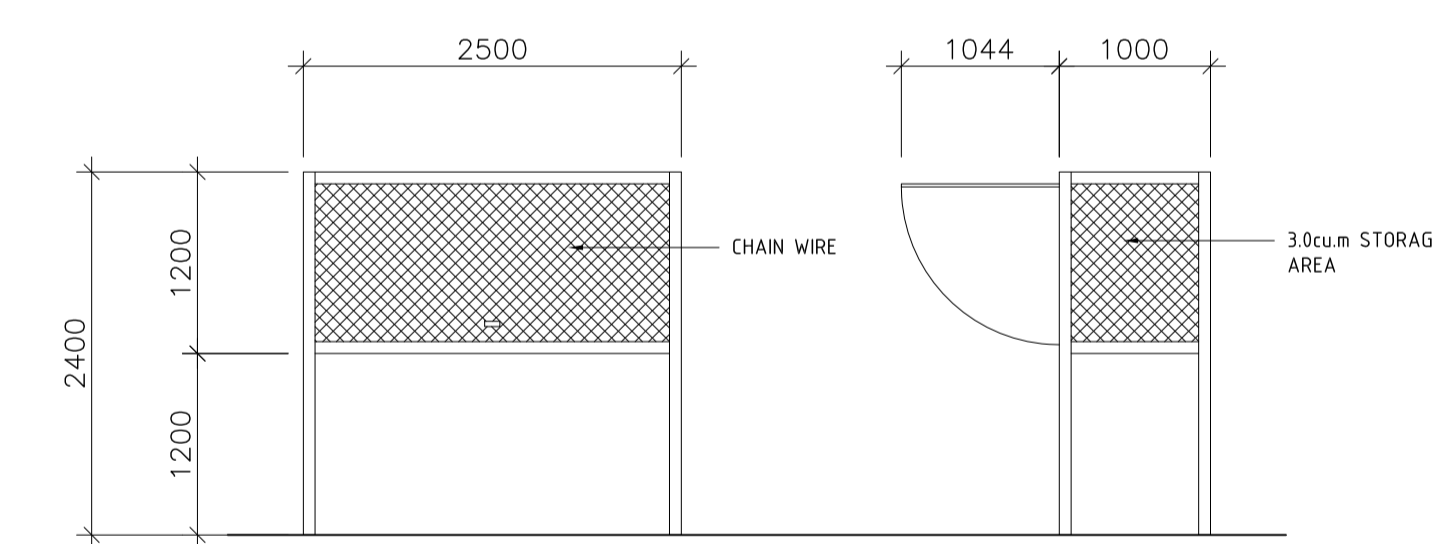
STORAGE CAGE ELEVATIONS

SCALE 1:50 (A 37-38)



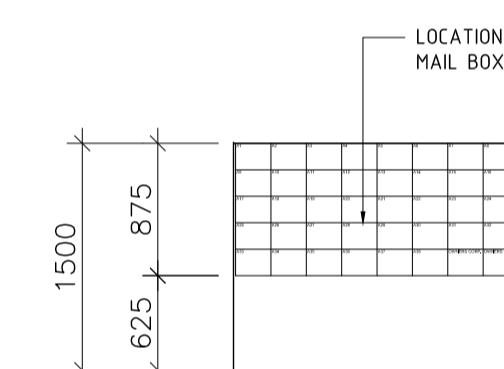
STORAGE CAGE ELEVATIONS

SCALE 1:50 (A 36)



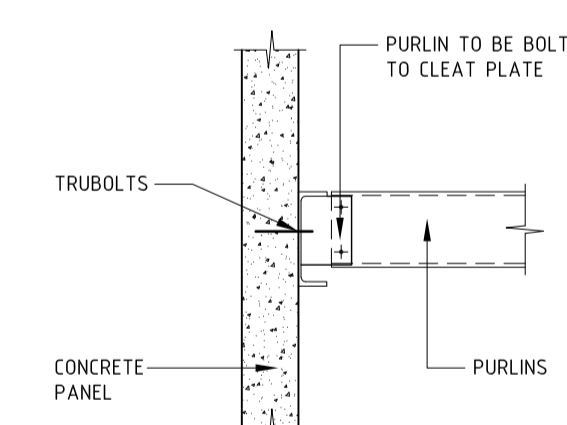
OVER BONNET STORAGE ELEVATIONS

SCALE 1:50 (APARTMENTS 32-33)



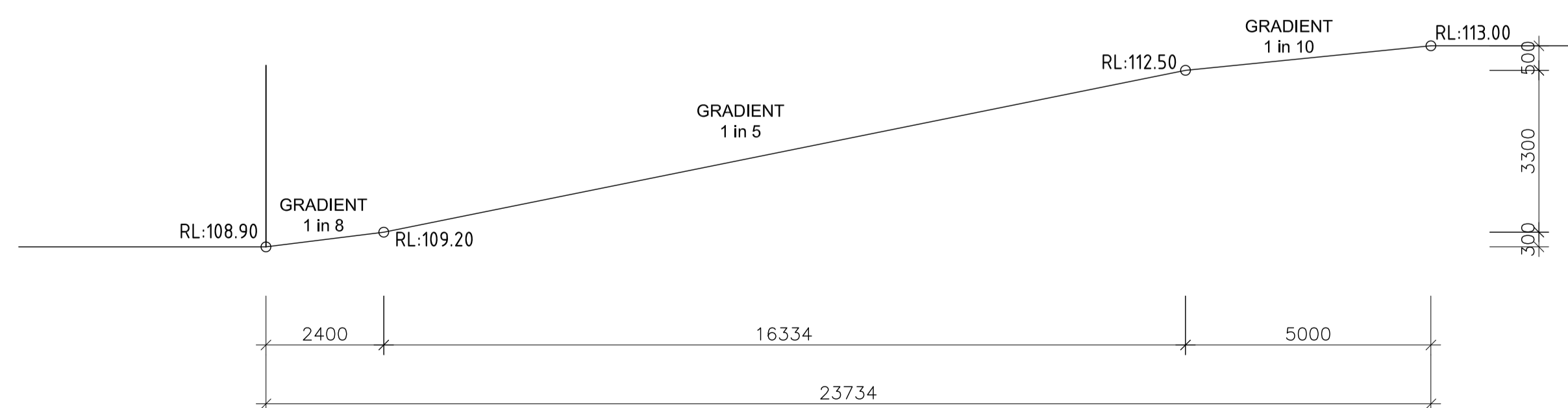
MAILBOX ELEVATION

SCALE 1:50



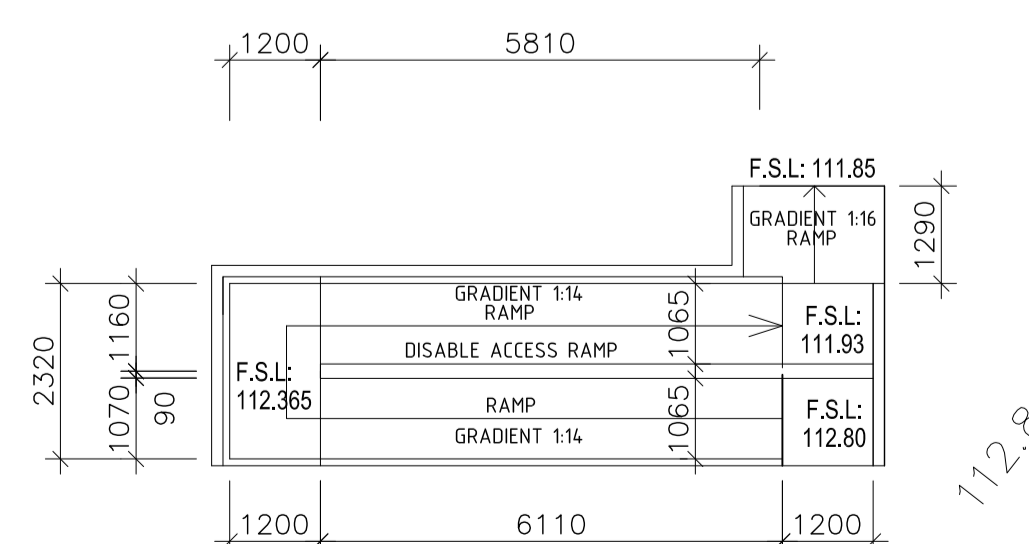
CANOPY FIXING DETAIL

SCALE 1:20



DRIVEWAY LONGITUDINAL SECTION

SCALE 1:100



DISABLE ACCESS RAMP DETAIL

SCALE 1:100

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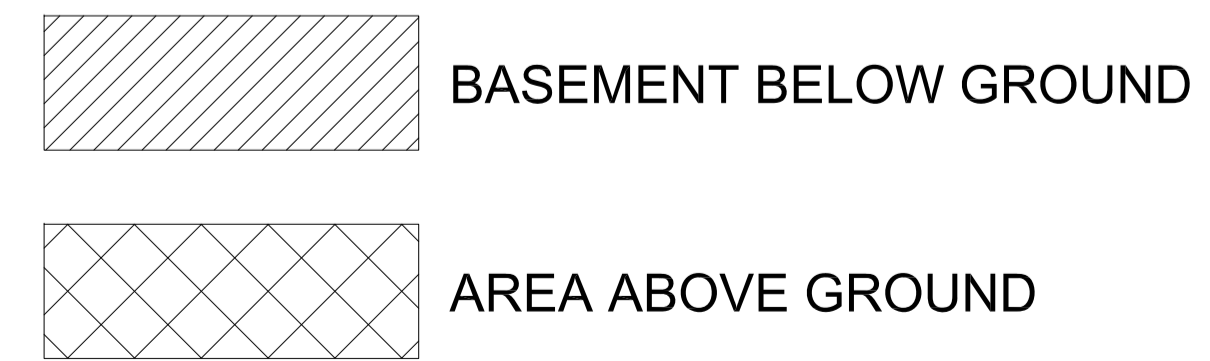
No.	AMENDMENT	DATE
C	TOWN PLANNING QUERIES	25/02/16
B	TOWN PLANNING QUERIES	7/12/15
A	TOWN PLANNING QUERIES	30/09/15

PROJECT:
 PROPOSED APARTMENT DEVELOPMENT
 AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST
 FOR : ZHOU PROJECT

REGISTRATION NO:
 MELWAY REF: MAP

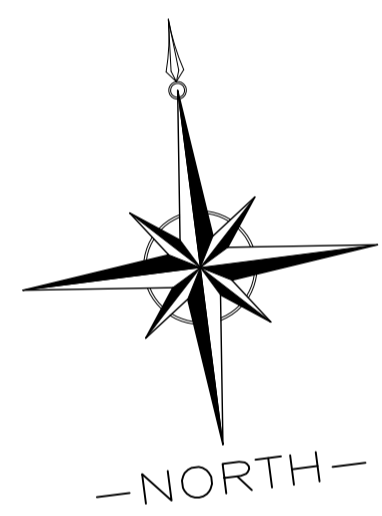
DATE: FEB. 2016 SCALE: 1:100
 SHEET: 9 OF 9 REFERENCE NO:
 DRAWN: T.C 1561/C

SITE AREA	2049.75sq.m
AREA ABOVE GROUND	1228.13 M2
SITE COVERAGE	60.00%



SITE COVERAGE PLAN

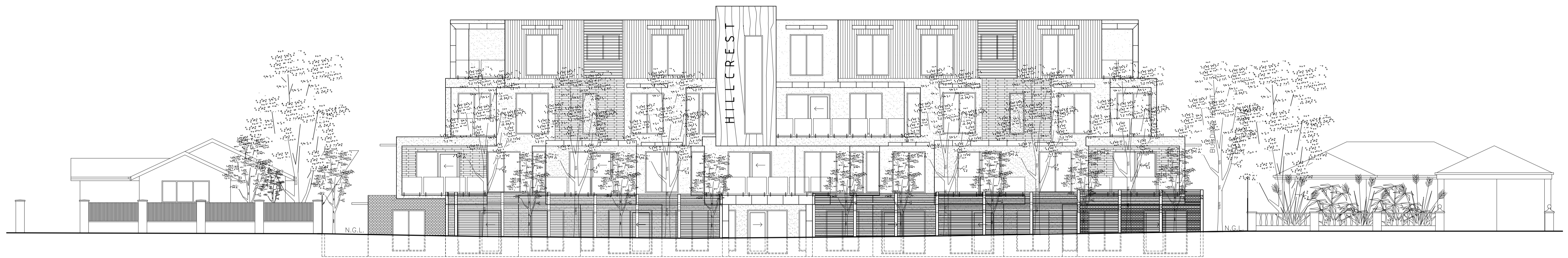
SCALE 1:100




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PROJECT: PROPOSED APARTMENT DEVELOPMENT	
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST	
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REGISTRATION NO:	
MELWAY REF:	MAP
DATE: FEB. 2016	SCALE: 1:100
SHEET: 1 OF 1	REFERENCE NO: 1561/C
DRAWN: T.C	



EXISTING RESIDENCE No. 967 DONCASTER ROAD

PROPOSED DEVELOPMENT No. 969-973 DONCASTER ROAD

EXISTING RESIDENCE No. 975 DONCASTER ROAD

DONCASTER ROAD ELEVATION

STREETSCAPE ELEVATION

SCALE 1:100



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Fax - 9894 4425
A/N - 084 284 791

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PROJECT:
PROPOSED APARTMENT
DEVELOPMENT
AT: No. 969-973,
DONCASTER ROAD,
DONCASTER EAST

FOR : ZHOU PROJECT

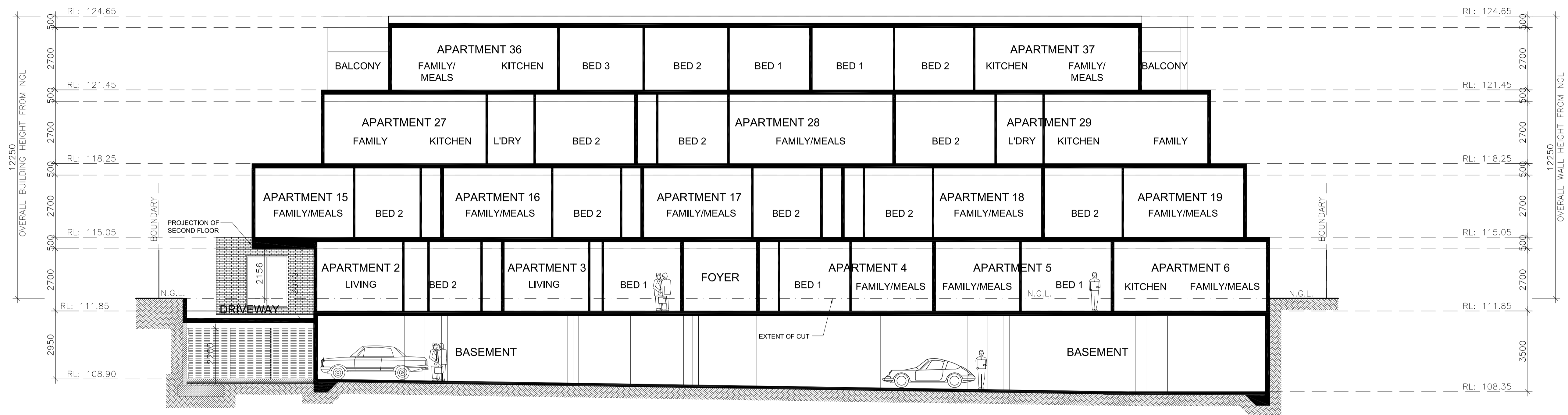
REGISTRATION NO:

MELWAY REF: MAP

DATE: FEB. 2016 SCALE: 1:100

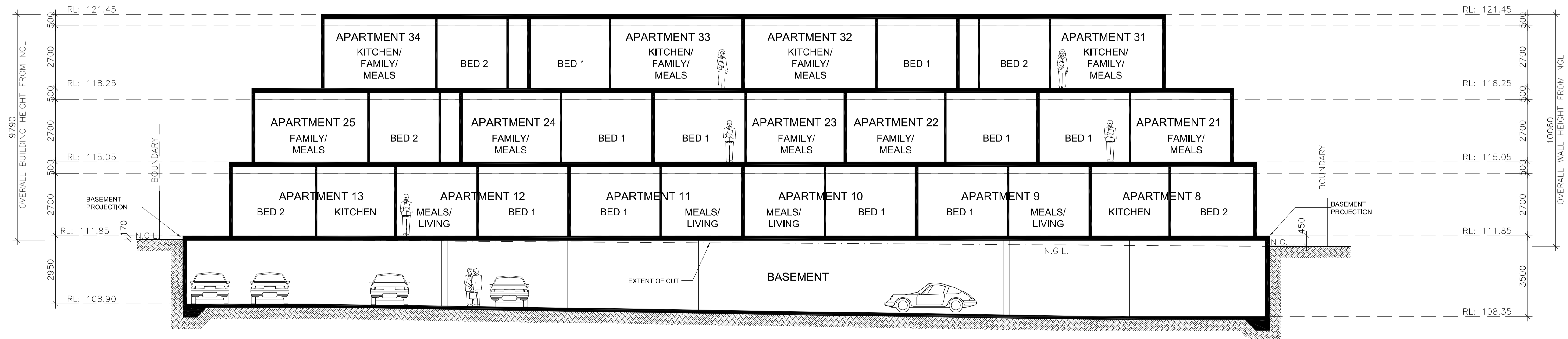
SHEET: 1 OF 1 REFERENCE NO:

DRAWN: T.C 1561/C



SECTION Z-Z

SCALE 1:100



SECTION Y-Y

SCALE 1:100



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PROJECT:
PROPOSED APARTMENT
DEVELOPMENT
AT: No. 969-973,
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FOR : ZHOU PROJECT

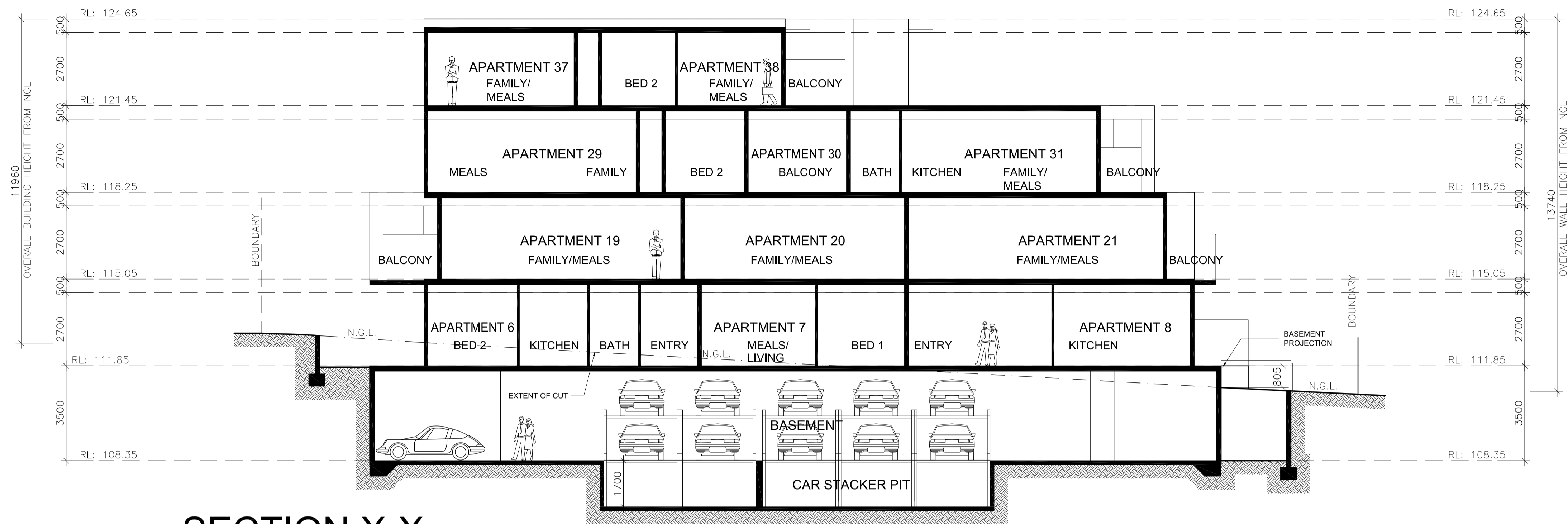
REGISTRATION NO:

MELWAY REF: MAP

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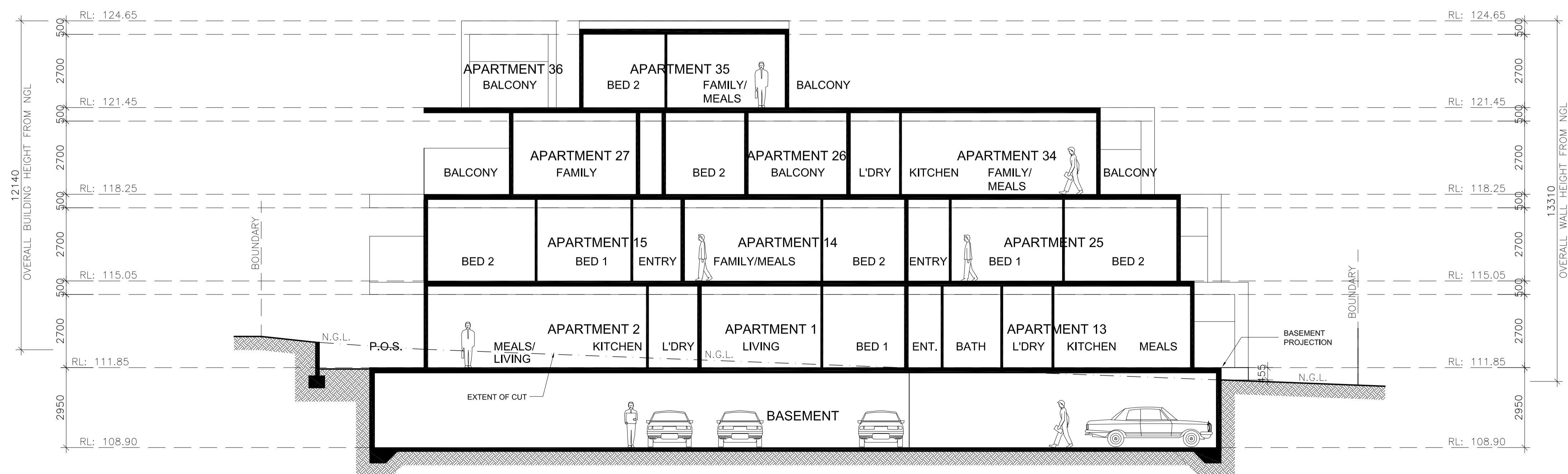
SHEET: 1 OF 3 REFERENCE NO:

DRAWN: T.C 1561/C



SECTION X-X

SCALE 1:100



SECTION W-W

SCALE 1:100



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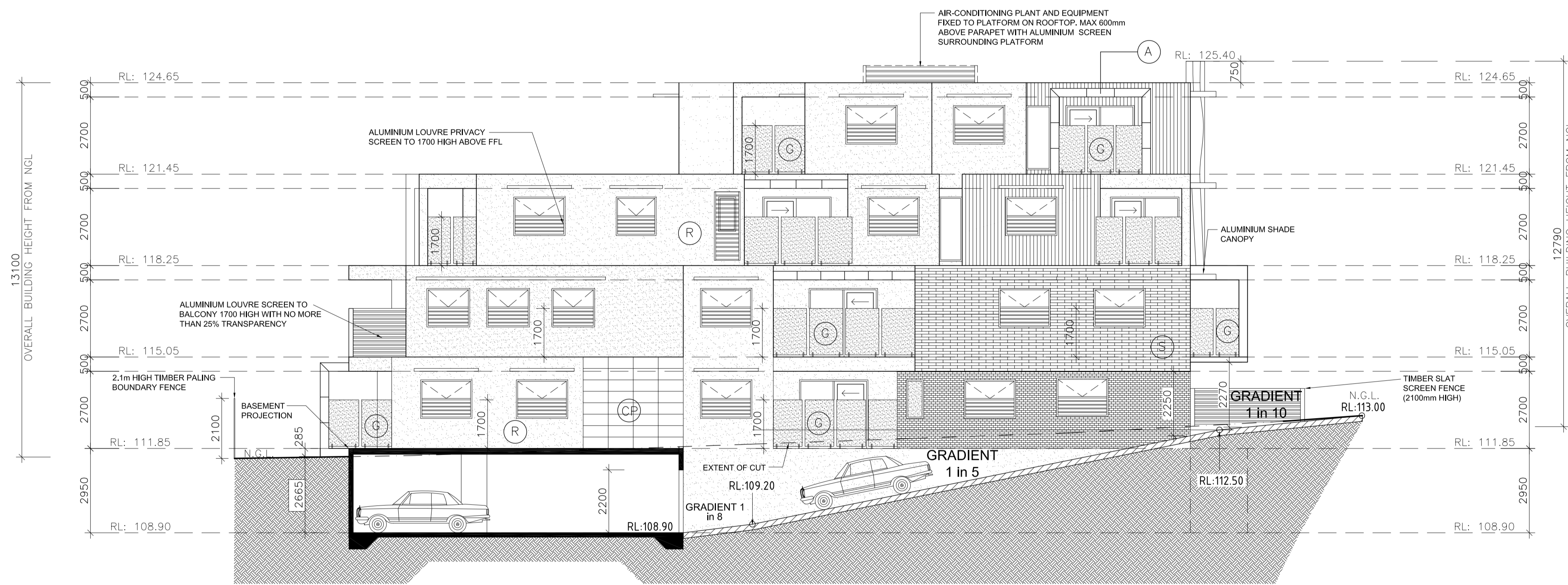
Ph - 9878 3500
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PROJECT:
PROPOSED APARTMENT
DEVELOPMENT
AT: No. 969-973,
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DONCASTER EAST


FOR : ZHOU PROJECT

REGISTRATION NO:	
MELWAY REF:	MAP
DATE:	FEB. 2016
SHEET:	2 OF 3
DRAWN:	T.C
SCALE:	1:100
REFERENCE NO:	1561/C



SECTION X-X

SCALE 1:100

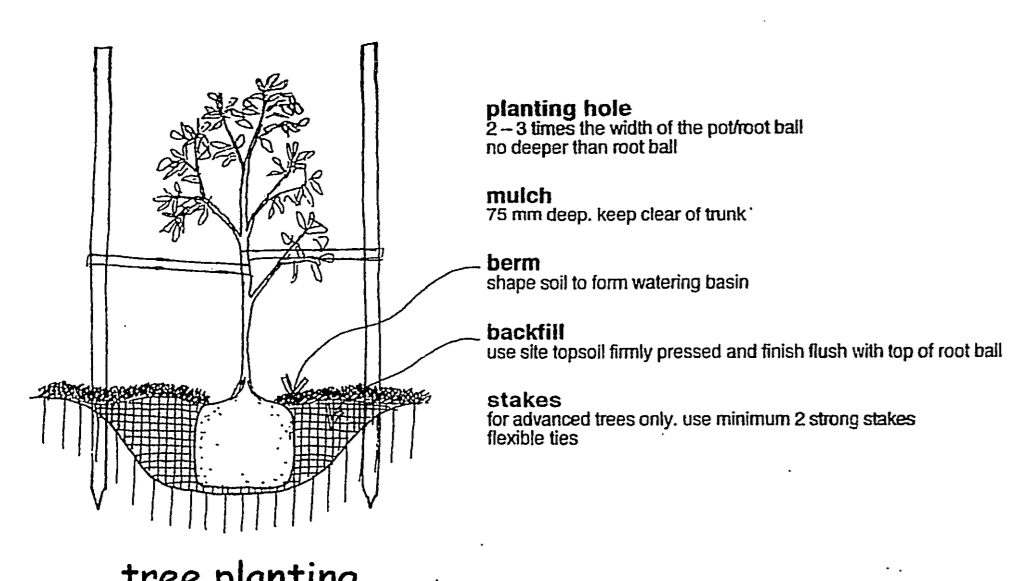
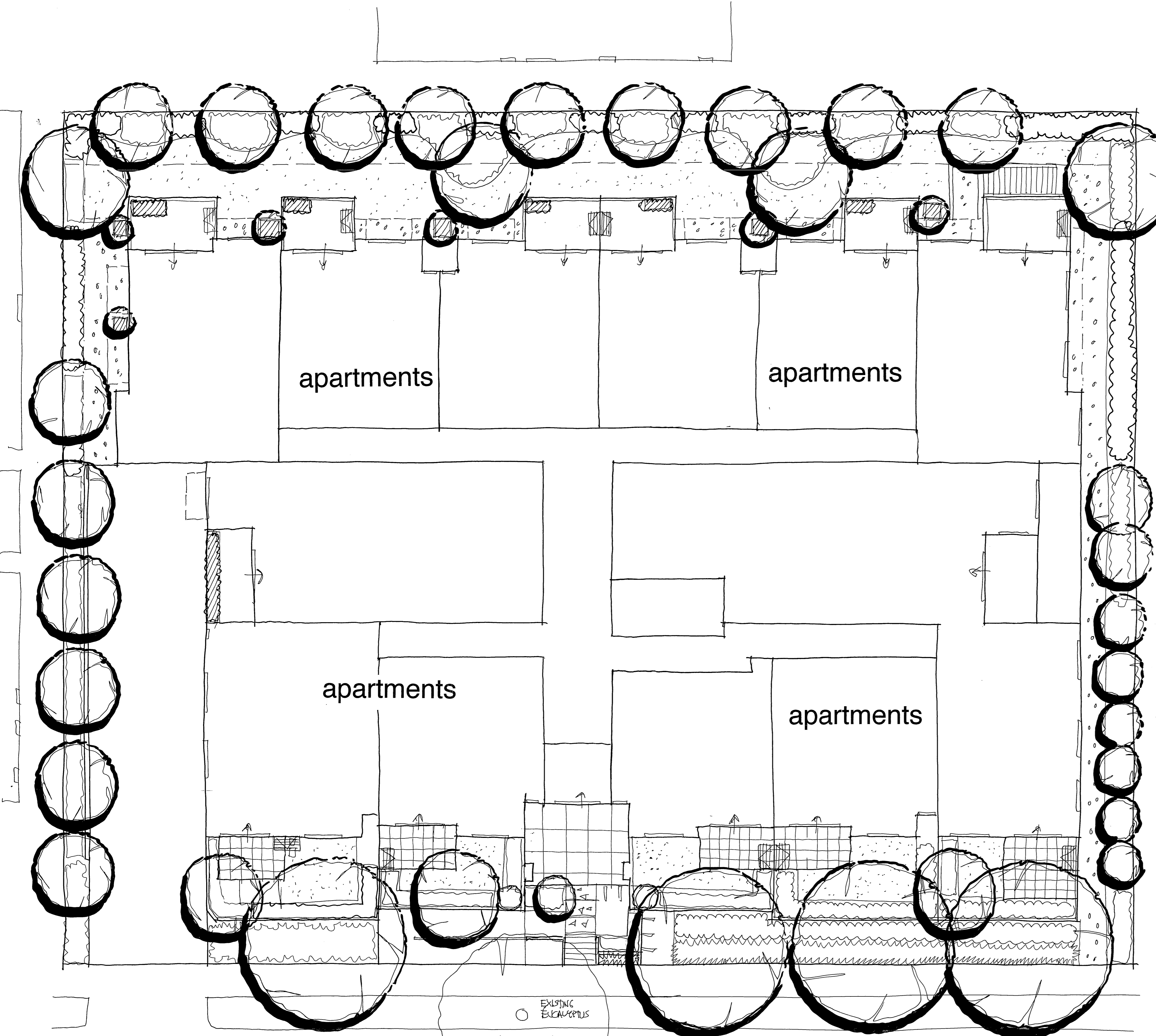


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No.	AMENDMENT	DATE
PROJECT: PROPOSED APARTMENT DEVELOPMENT		
AT: No. 969-973, DONCASTER ROAD, DONCASTER EAST		
FOR : ZHOU PROJECT		
REGISTRATION NO:		
MELWAY REF: MAP		
DATE:	FEB. 2016	SCALE: 1:100
SHEET:	3 OF 3	REFERENCE NO:
DRAWN:	T.C	1561/C



tree planting not to scale

notes

Existing vegetation
Existing trees and shrubs indicated for retention are to be protected in accordance with Australian standards. Refer to arborists report and/or council permit conditions for tree protection and management. Trees should be protected with physical barriers to prevent access within nominated tree protection zones which are to be mulched and irrigated during construction. No trees to be removed without clarification from owner or local council. All tree protection to be in accordance with relevant Australian Standards.

Garden Beds
Cultivate existing soil to 200mm. Re-use site topsoil if suitable or imported garden mix topsoil to provide minimum 100mm of topsoil to garden beds. Spread 75mm layer of 10mm pine bark mulch.

Irrigation
Low water use drip system with programmable timers connected to rainwater storage tanks or water mains. Irrigation must be used in compliance with current water restrictions.

Drainage
Refer to architectural or engineering plans for stormwater and drainage pit locations. All paved areas in rear gardens are to have a grade of 2.5% minimum, away from buildings. All grades, levels and drainage to comply with relevant building codes and council planning requirements.

Services
Contractors are to determine the location of all underground and overhead services prior to construction. Any services, pits, etc illustrated on this plan are indicative only and are to be checked with architectural and engineering plans.

Building Structures
The use of this plan and planting of trees, shrubs, etc as specified may require the provision of root control barriers or specifically engineered foundations or similar method of controlling root growth to avoid intrusion into adjacent areas or building foundations. A qualified consultant should advise on foundation design and/or barriers (physical or chemical) as appropriate.

key

- lawn**
drought tolerant, non - invasive species turf on 50mm topsoil or use artificial mulch or pebbles as substitute during drought periods.
- garden edging**
70x19mm treated pine
- pebbles**
60mm loose layer of selected sustainably sourced water worn pebbles such as 'yea' or 'torquay' pebbles
- paving**
paving/concrete as per architectural plans or as selected
- path**
paving or concrete as selected
- driveway**
concrete as per architectural plans or as selected
- fence**
refer to architectural plans
- planters**
masonry or lightweight planters to ground level and balconies as indicated
- retaining walls**
refer to architectural plans for details of masonry or timber walls
- existing trees**
trees to be retained. refer to arborists report for details

doncaster road

Plant List

Botanical Name	Common Name	Quantity	Size*
Groundcovers, tussocks, small to medium shrubs (Supply in 150mm pots)			
Acacia cognata 'Mini Cog'	Dwarf Acacia		0.8x0.8
Acemna 'Hedgemaster'	Hedging Lily	3x0.8	trimmed
Anigozanthus flavidus	Kangaroo Paw	0.8x0.6	
Buxus 'Sulfructiosa'	Dwarf Box	0.4x0.3	
Chioysia terrata	Mexican Orange Blossom	1.2x0.6	trimmed
Cordylina 'Red Star'	Cordylina	2.5x1.2	
Correa alba	White Correa	0.8x0.8	
Dianella 'Little Rev'	Dianella	0.5x0.3	
Doryanthes excelsa	Gymea Lily	1.5x1.5	
Euphorbia wulfenii	Euphorbia	0.8x0.8	
Grevillea 'Honey Gem'	Grevillea	3x1	trimmed
Hebe 'Wiri Gem'	Hebe	0.8x0.8	
Liriope muscari	Grape Hyacinth	0.4x0.3	
Lomandra 'Tanka'	Lomandra	0.6x0.4	
Murraya paniculata	Orange Jessamine	2x0.6	trimmed
Orthrosanthus multiflorus	Purple Flags	0.5x0.4	
Photinia glabra 'Rubens'	Photinia	2.5x0.8	trimmed
Pittosporum 'Emerald Star'	Dwarf Pittosporum	0.8x0.6	
Plectranthus argenteus	Silver Plectranthus	0.8x0.8	
Scaevola hookeri	Fan Flower	0.1x1	
Syzygium 'Bush Christmas'	Dwarf Lillypilli	2.5x0.8	trimmed
Viburnum 'Emerald Lustre'	Viburnum	2x0.6	trimmed
Viburnum tinus	Viburnum	2.5x0.8	trimmed
Westringia fruticosa	Native Rosemary	1x0.8	trimmed

Climbing Plants
(supply in 150mm pots. Note that these plants require lattice or horizontal wires as support)

Pandorea pandorana	Wonga Vine
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Feature trees, shade trees, large shrubs
(supply in 150mm - 200mm pots or as advanced plants 1.5m high indicated with asterisk)**

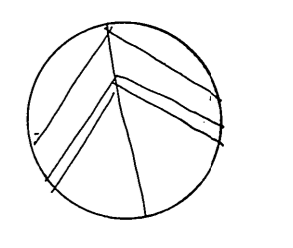
Acacia cognata 'Lime Magik'	Wattle	6x4
Acer p. 'Atropurpureum'	Maple	5x3
Agonis flexuosa 'After Dark'	Willow Myrtle	5x3
Betula pendula 'Fastigiata'	Upright Birch	8x3
Corymbia ficifolia 'Calypso'	Flowering Gum	7x5
Cupressus 'Glauca'	Pencil Pine	5x0.6
Elaeagnus reticulatus	Blueberry Ash	6x3.5
Eucalyptus mannifera 'Little Spotty'	Dwarf Gum	9x5
Lagerstroemia 'Townhouse'	Crape Myrtle	6x5
Lophospermum confertus	Brushbox	8x6
Magnolia 'Alba'	Upright Magnolia	8x3
Platanus chinensis	Chinese Pistachio	7x5
Pittosporum 'Silver Sheen'	Pittosporum	3.5x0.8
Pyrus c. 'Chanticleer'	Ornamental Pear	9x5
Quercus acutissima	Oak Tree	10x8
Syzygium 'Finnacle'	Upright Lillypilli	5x1
Tristanopsis laurina 'Luscious'	Kanooka	7x5
Waterhousea floribunda	Lilly pilli	8x6

*height x width average at maturity estimated for this location or maintained by trimming

Site Preparation and Maintenance notes

All weeds to be removed from site by physical removal or spraying with glyphosate based herbicide. Existing soil should be improved by the addition of organic matter and light cultivation only to break up any compaction. No cultivation within driplines of existing retained trees on site or adjacent areas. Areas of possible contamination with paint, oil or any other materials used on site are to be removed and replaced with topsoil from a sustainable source and approved for use on site. Areas requiring topsoil to ensure levels or for plant growth are to be spread with approved soil previously stockpiled on site or from quality controlled and sustainable source. Irrigation is to be in accordance with current water restrictions and weather conditions generally 10 minutes every second day during establishment period (6 months) and during dry summer periods if required, programmable irrigation systems are to be low water use drippers and sprays as appropriate and designed by irrigation supplier or consultant. Weeding and trimming every 14 - 21 days. Plant replacement as required during establishment period of 6 months or longer as required by permit conditions. All plants to be pruned/shaped to appropriate size on an ongoing basis. Mulch levels to be maintained at 75mm.

concept landscape plan



project: 969 - 973 doncaster road, doncaster east
client: zhou project

scale: 1:100 A1 **date:** december 2015 **sheet:** 1 of 1
issue A

habitat

landscape and environmental design consultants 9836 1272

This plan is intended as a layout and planting guide only. All dimensions, locations, etc are to be checked and verified on site. Refer to architectural and engineering plans and permit conditions. Habitat accepts no responsibility or liability as a result of errors or omissions on this plan.







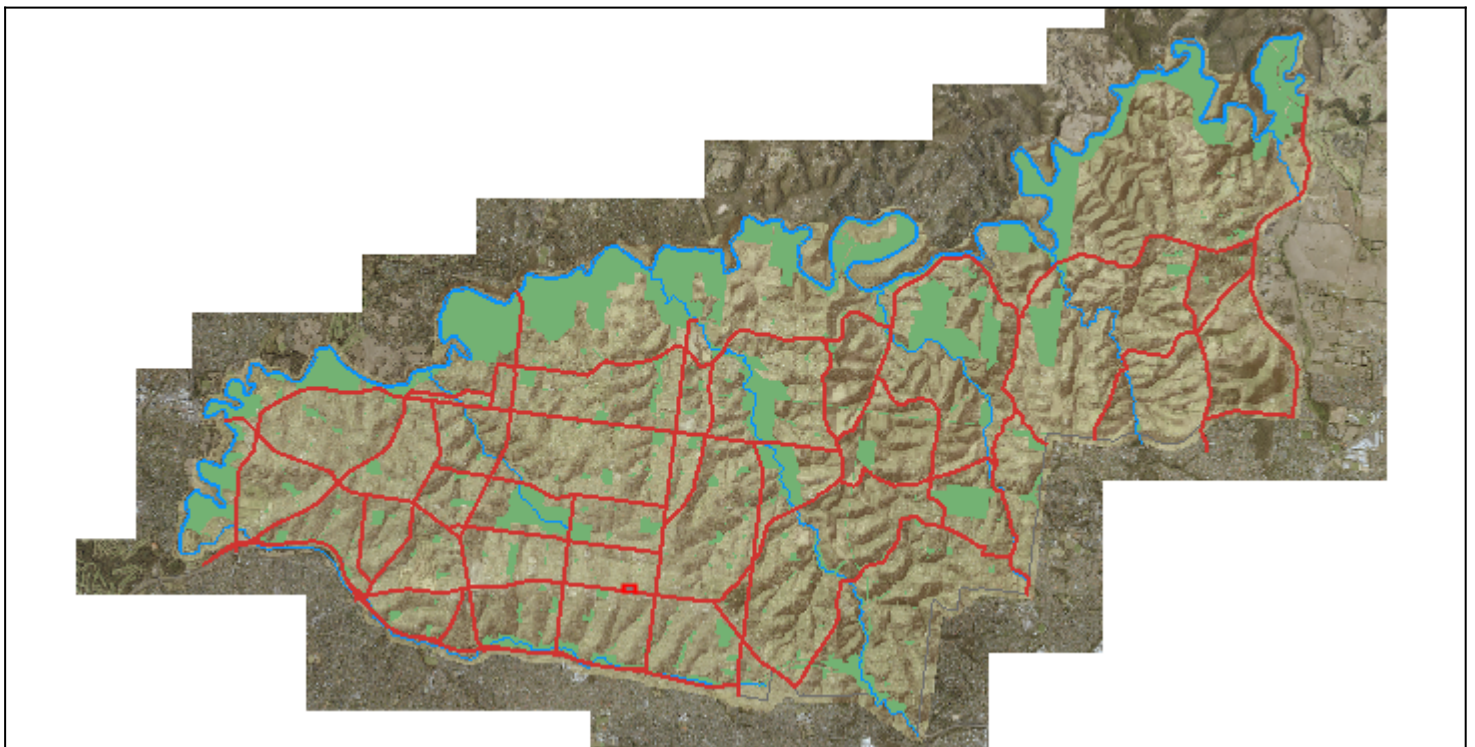
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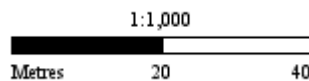






 **Subject Land** **Address:** 969 Doncaster Road DONCASTER EAST VIC, 3109

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



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