



# 13 GLADYS STREET, NUNAWADING

Job Title <b>DUAL OCCUPANCY</b>  Address <b>13 GLADYS STREET,                  NUNAWADING</b>  Client <b>TAYEH</b>	Drawing Title <b>COVER PAGE</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a>  <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT law. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>	
	Drawing No. <b>GS-13 / 2022</b>	Sheet No. <b>1 OF 14</b>		DATE: 04.11.2022 15.12.2022 13.01.2023 15.02.2023 30.11.2023	AMENDMENTS: PLANS AMENDED AS PER COUNCIL'S R.F.I ADDITIONAL SPOT LEVELS LEVELS CONVERTED TO AHD FLOOD LEVEL AMENDMENTS PNPE9 AMENDED PLANS FOR VCAT REVIEW	GROUND FLOOR FIRST FLOOR <b>TOTAL LIVING</b> DOUBLE GARAGE + STORAGE CAR PARKING SPACES PORCH ALFRESCO BALCONY ( FIRST FLOOR ) SITE BUILDING COVERAGE HARD SURFACE GARDEN AREA	120.39m2 101.68m2 <b>222.07m2</b> 39.79m2 x3 SPACES 2.28m2 19.15m2 6.78m2 673.00m2 / 100% 332.39m2 / 49.38% 375.64m2 / 55.81% 294.88m2 / 43.81%	108.95m2 95.07m2 <b>204.02m2</b> 39.35m2 x3 SPACES 1.86m2 13.95m2 5.36m2	
	Scale <b>1 : 100 ON A2</b>	Date <b>28 JULY 2022</b>							
	Design by: <b>D.R</b>	Drawn By: <b>T.G</b>							

BRAE

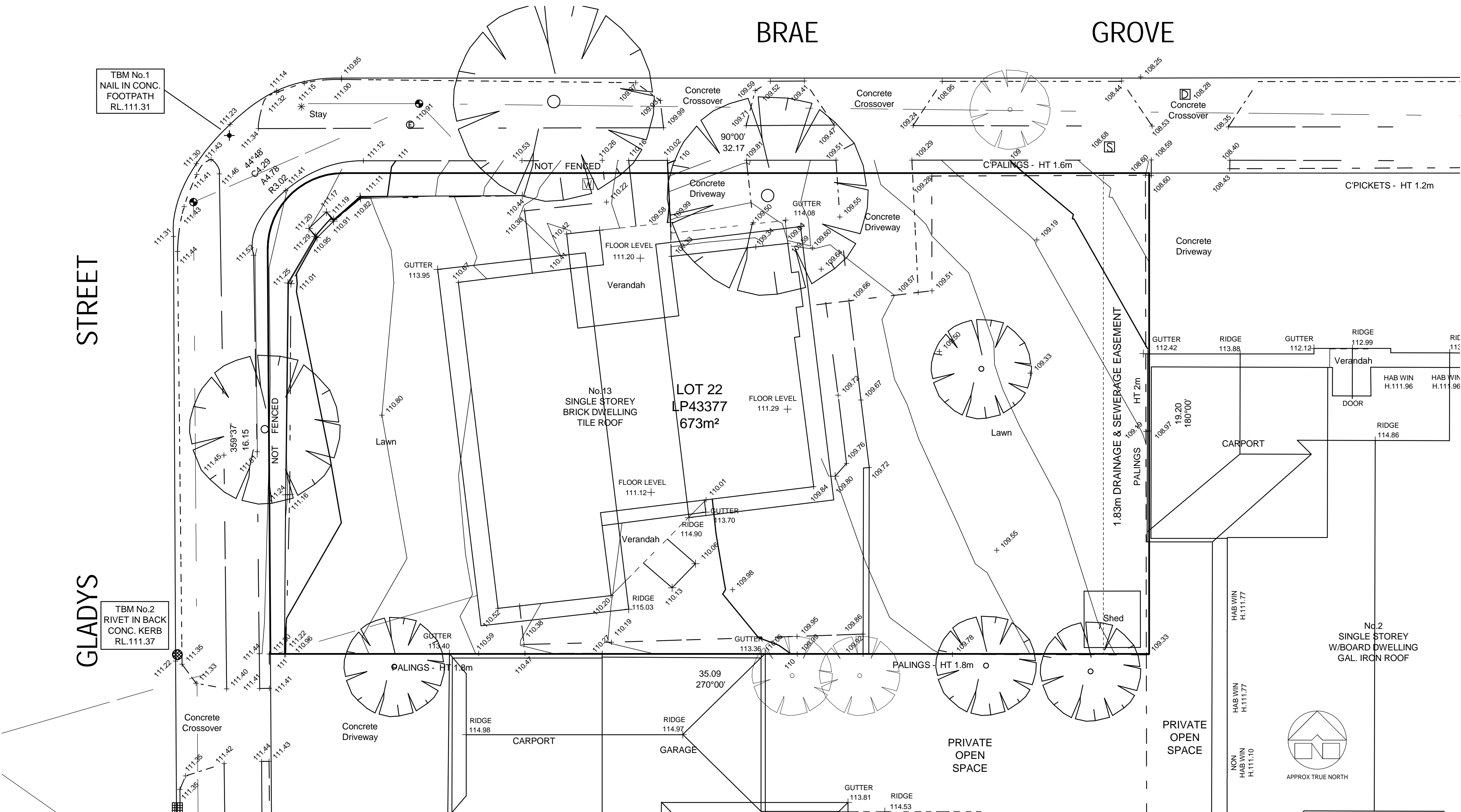
GROVE

STREET

GLADYS

TBM No.1  
NAIL IN CONC.  
FOOTPATH  
RL.111.31

TBM No.2  
RIVET IN BACK  
CONC. KERB  
RL.111.37



Job Title  
**DUAL OCCUPANCY**

Address  
**13 GLADYS STREET,  
NUNAWADING**

Client  
**TAYEH**

Drawing Title  
**EXISTING SITE CONDITIONS**

Drawing No. <b>GS-13 / 2022</b>	Sheet No. <b>2 OF 14</b>
Scale <b>1 : 100 ON A2</b>	Date <b>28 JULY 2022</b>
Design by: <b>D.R</b>	Drawn By: <b>T.G</b>



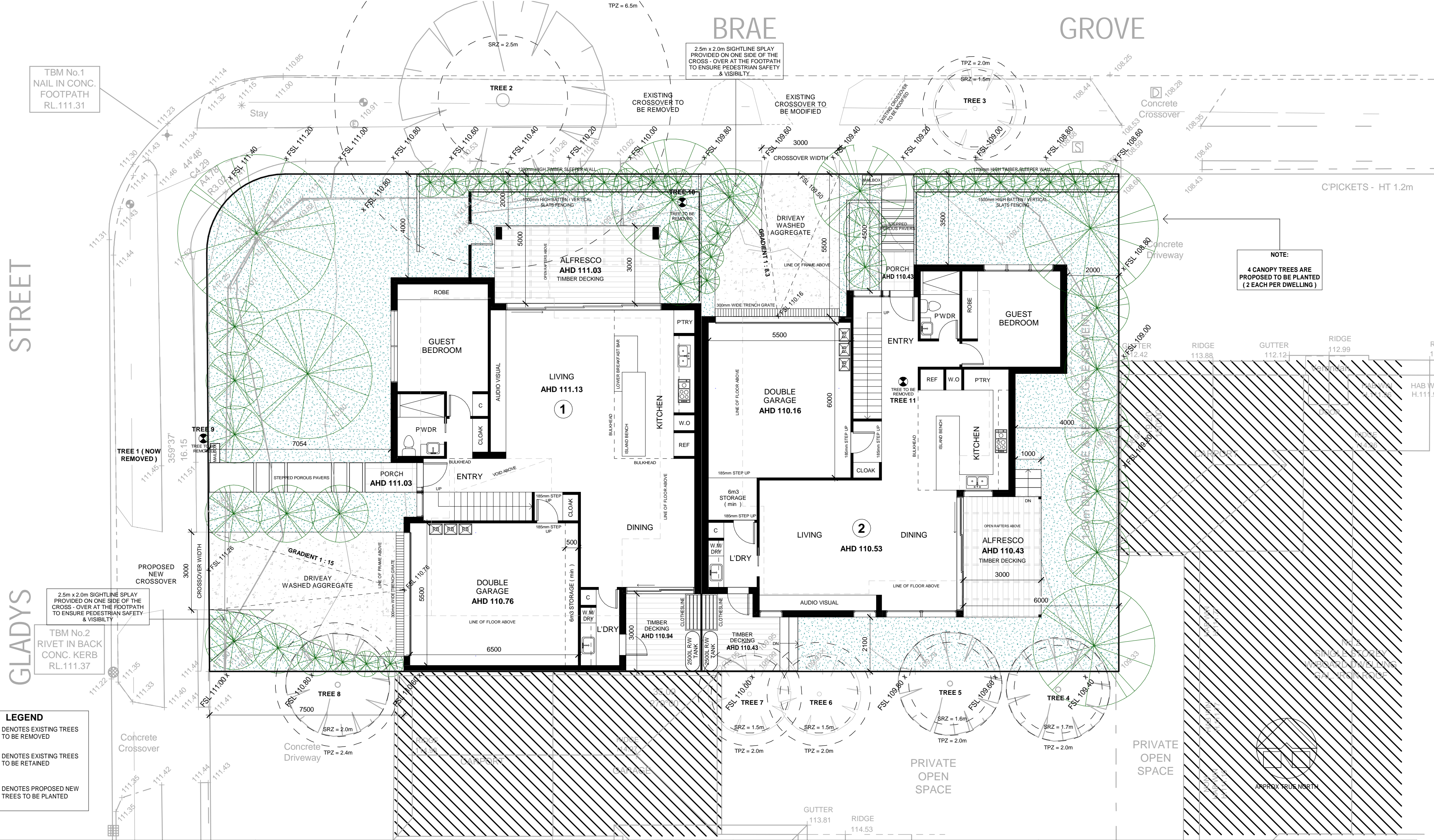
**PREMIER PROJECTS PTY LTD**  
FIRST FLOOR  
4 / 31 - 39 NORCAL ROAD  
NUNAWADING, VICTORIA, 3131  
t: (03) 9874 1088  
e: [design@premierprojects.com](mailto:design@premierprojects.com)

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AMENDMENTS	
DATE:	AMENDMENTS:
04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I
15.12.2022	ADDITIONAL SPOT LEVELS
13.01.2023	LEVELS CONVERTED TO AHD
15.02.2023	FLOOD LEVEL AMENDMENTS
30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW

AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	GROUND FLOOR	120.39m2
FIRST FLOOR	101.68m2	95.07m2
<b>TOTAL LIVING</b>	<b>222.07m2</b>	<b>204.02m2</b>
DOUBLE GARAGE + STORAGE	39.79m2	39.35m2
CAR PARKING SPACES	x3 SPACES	x3 SPACES
PORCH	2.28m2	1.86m2
ALFRESCO	19.15m2	13.95m2
BALCONY ( FIRST FLOOR )	6.78m2	5.36m2
SITE	673.00m2 / 100%	
BUILDING COVERAGE	332.39m2 / 49.38%	
HARD SURFACE	375.64m2 / 55.81%	
GARDEN AREA	294.88m2 / 43.81%	





**LEGEND**

- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES EXISTING TREES TO BE RETAINED
- DENOTES PROPOSED NEW TREES TO BE PLANTED

Job Title <b>DUAL OCCUPANCY</b>	Drawing Title <b>GROUND FLOOR PLAN</b>
Address <b>13 GLADYS STREET, NUNAWADING</b>	Drawing No. <b>GS-13 / 2022</b> Sheet No. <b>3 OF 14</b>
Client <b>TAYEH</b>	Scale <b>1 : 100 ON A2</b> Date <b>28 JULY 2022</b>
	Design by: <b>D.R</b> Drawn By: <b>T.G</b>

<b>PREMIER PROJECTS PTY LTD</b>	
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t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a>	
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13.01.2023	LEVELS CONVERTED TO AHD
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30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW

AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
GROUND FLOOR	120.39m <sup>2</sup>	108.95m <sup>2</sup>
FIRST FLOOR	101.68m <sup>2</sup>	95.07m <sup>2</sup>
<b>TOTAL LIVING</b>	<b>222.07m<sup>2</sup></b>	<b>204.02m<sup>2</sup></b>
DOUBLE GARAGE + STORAGE	39.79m <sup>2</sup>	39.35m <sup>2</sup>
CAR PARKING SPACES	x3 SPACES	x3 SPACES
PORCH	2.28m <sup>2</sup>	1.86m <sup>2</sup>
ALFRESCO	19.15m <sup>2</sup>	13.95m <sup>2</sup>
BALCONY ( FIRST FLOOR )	6.78m <sup>2</sup>	5.36m <sup>2</sup>
SITE	673.00m <sup>2</sup> / 100%	
BUILDING COVERAGE	332.39m <sup>2</sup> / 49.38%	
HARD SURFACE	375.64m <sup>2</sup> / 55.81%	
GARDEN AREA	294.88m <sup>2</sup> / 43.81%	

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CAR PARKING SPACES	x3 SPACES	x3 SPACES
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BRAE

GROVE

STREET

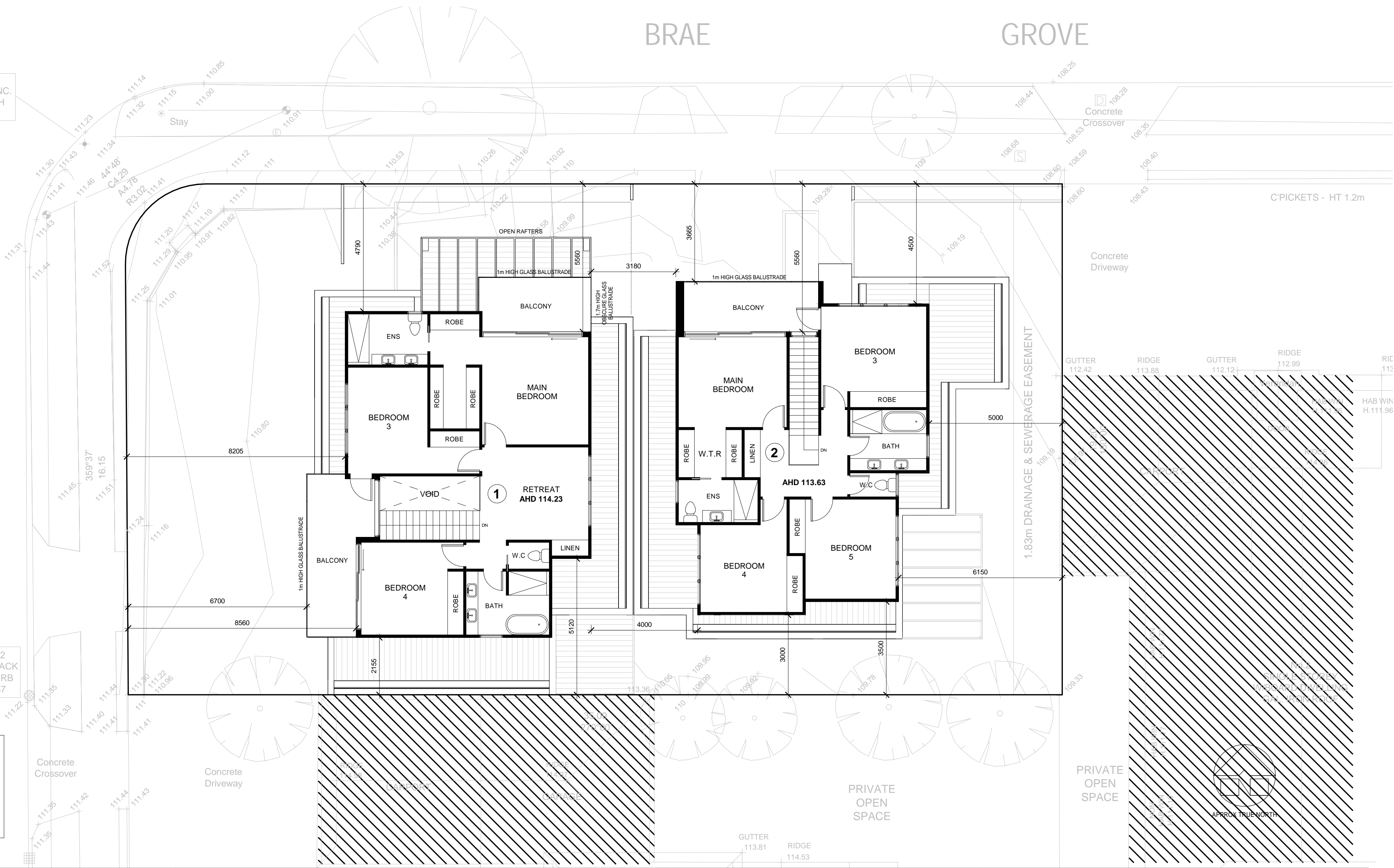
GLADYS

TBM No.1  
NAIL IN CONC.  
FOOTPATH  
RL.111.31

TBM No.2  
RIVET IN BACK  
CONC. KERB  
RL.111.37

**LEGEND**

- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES EXISTING TREES TO BE RETAINED
- DENOTES PROPOSED NEW TREES TO BE PLANTED



Job Title  
**DUAL OCCUPANCY**

Address  
**13 GLADYS STREET,  
NUNAWADING**

Client  
**TAYEH**

Drawing Title  
**FIRST FLOOR PLAN**

Drawing No. **GS-13 / 2022**      Sheet No. **4 OF 14**

Scale **1 : 100 ON A2**      Date **28 JULY 2022**

Design by: **D.R**      Drawn By: **T.G**



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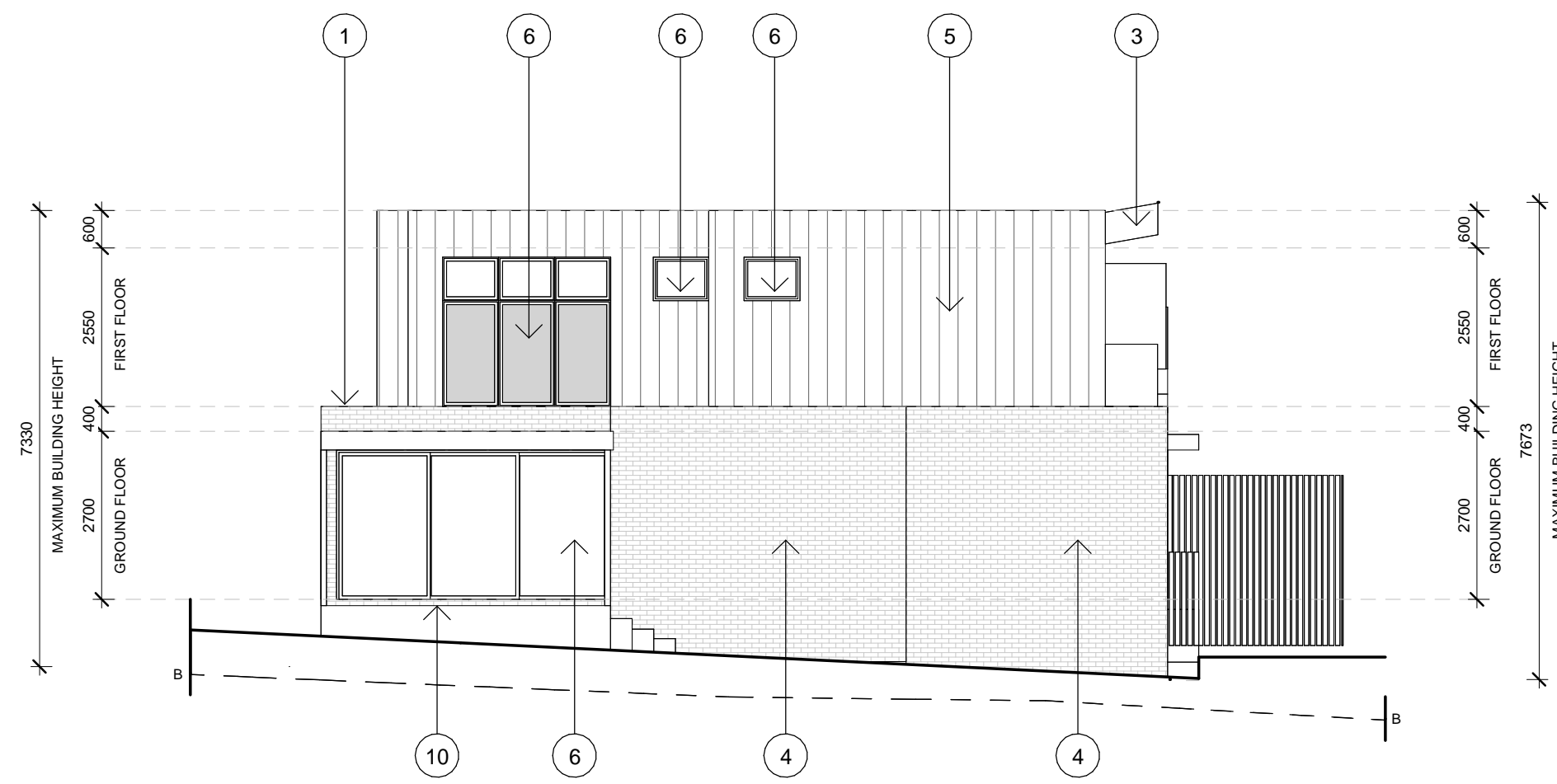
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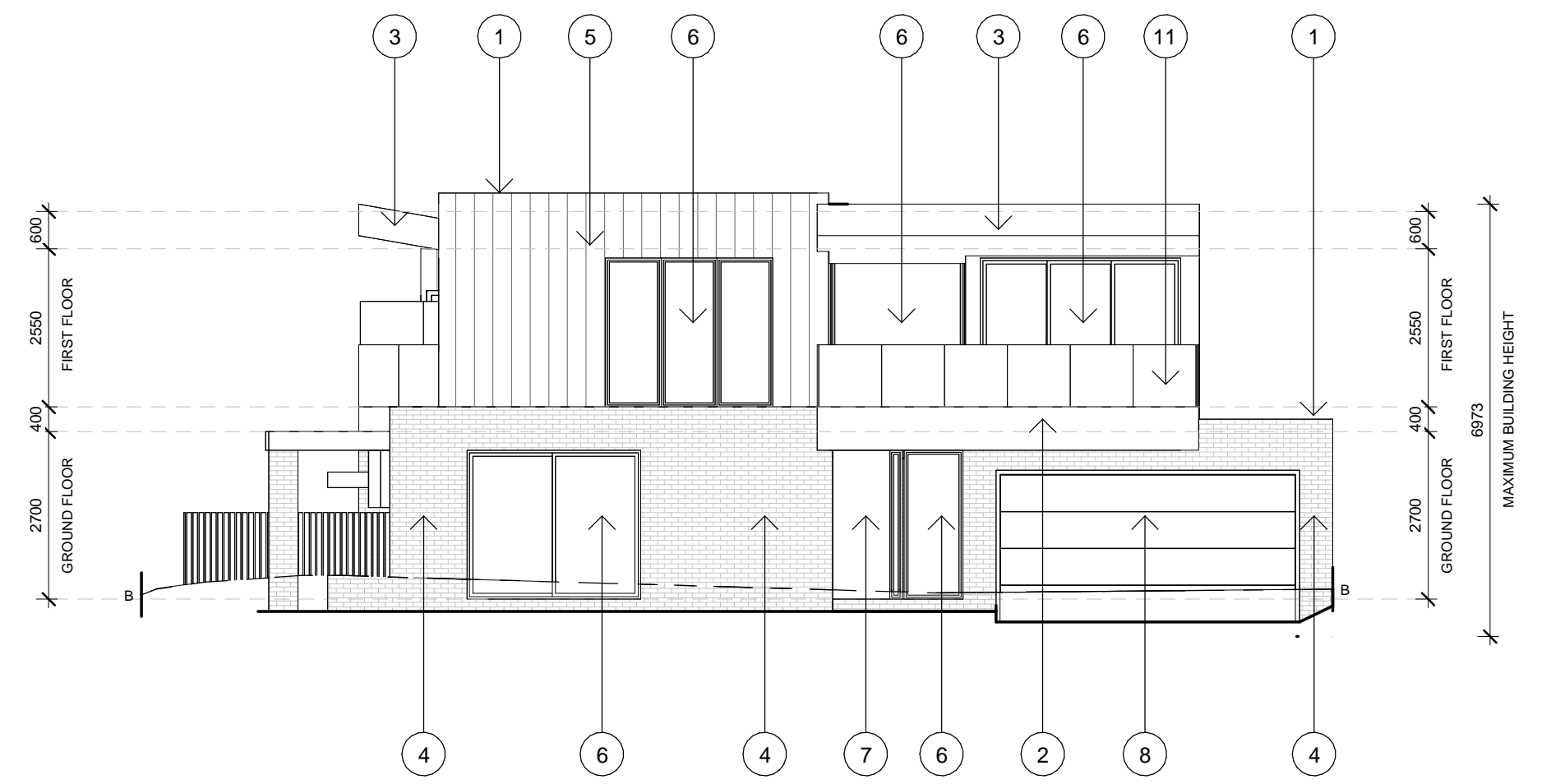
AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
	GROUND FLOOR	120.39m <sup>2</sup>
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<b>TOTAL LIVING</b>	<b>222.07m<sup>2</sup></b>	<b>204.02m<sup>2</sup></b>
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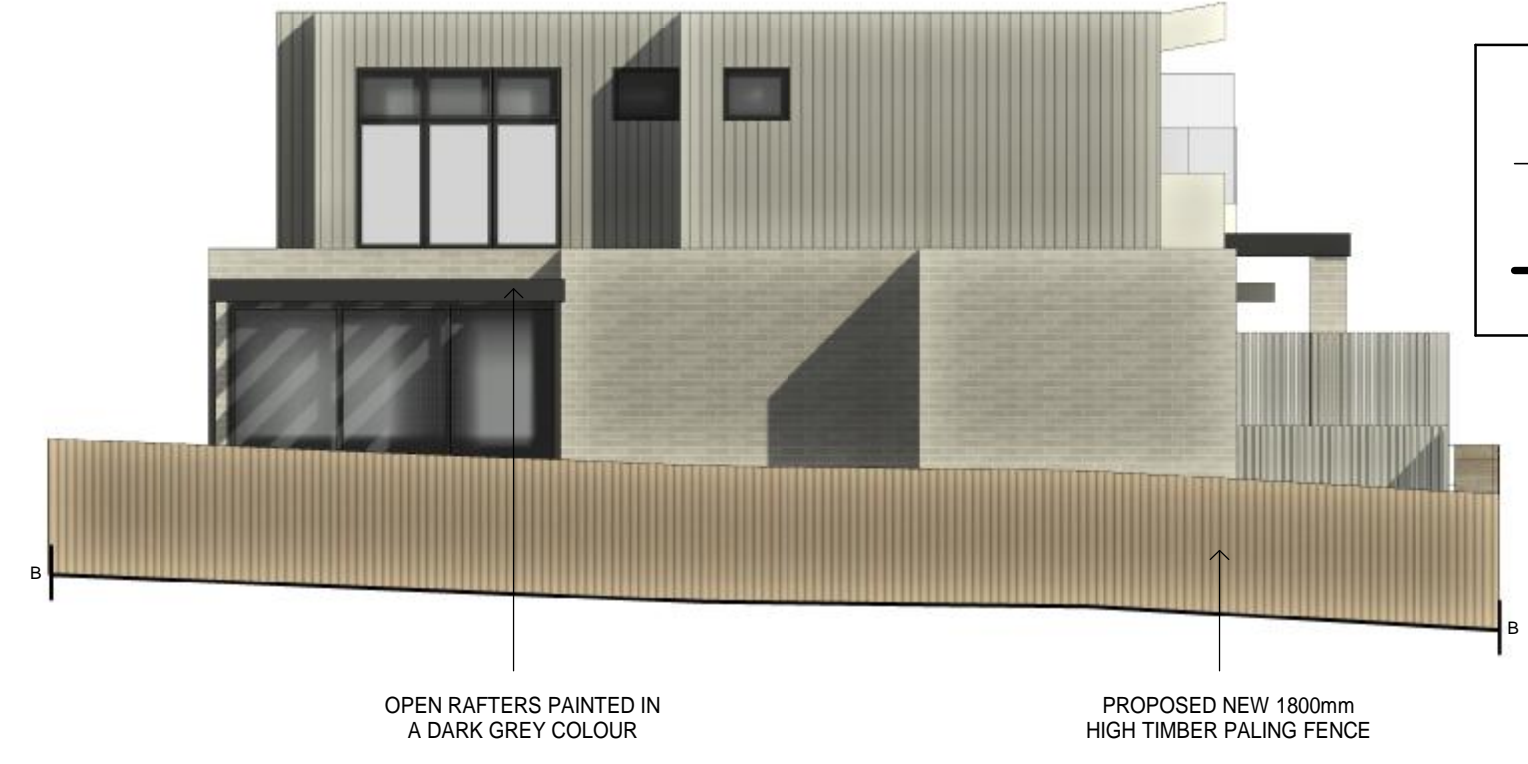


EAST ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100

GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL



EAST ELEVATION ( SHADOWS )  
SCALE 1:100

**LEGEND**


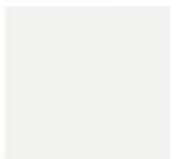
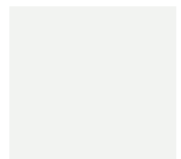

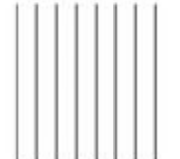






--- DENOTES NATURAL GROUND LEVEL AT EXISTING BOUNDARY LEVEL


— DENOTES FINISHED GROUND LEVEL AT PROPOSED BUILDING LINE

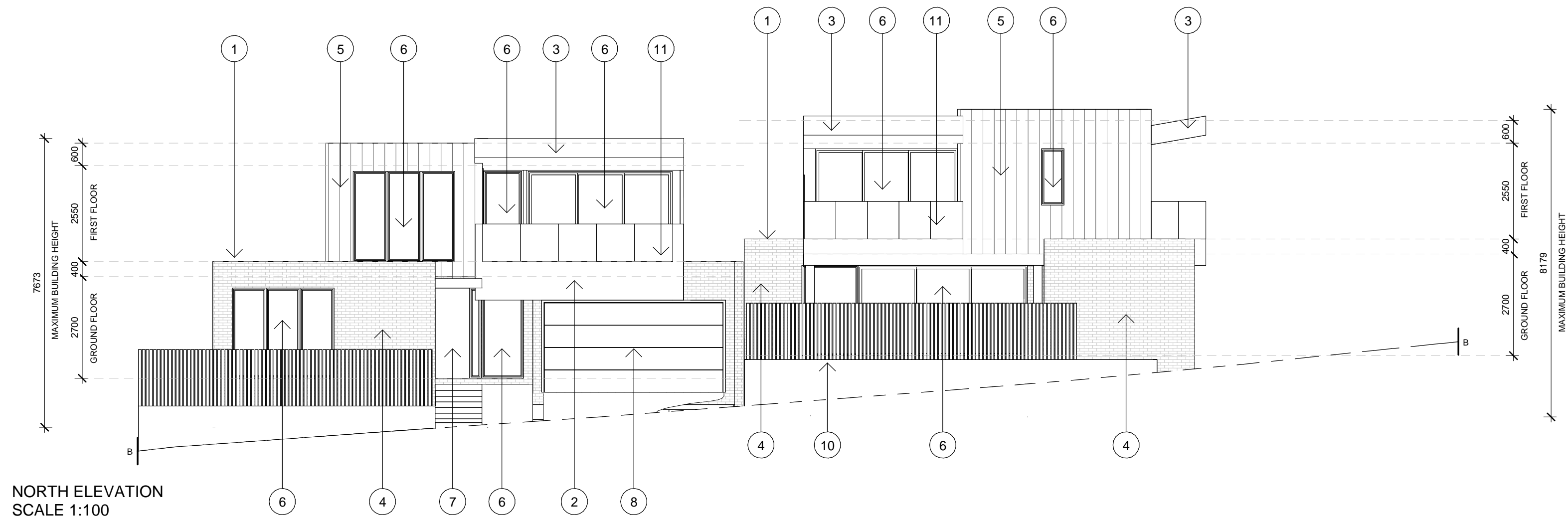


WEST ELEVATION ( SHADOWS )  
SCALE 1:100

**SCHEDULE OF MATERIALS & FINISHES**

-   
 1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR
-   
 2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR
-   
 3. FEATURE SKILLION ROOF, PAINTED WHITE, OR SIMILAR
-   
 4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR
-   
 5. WALL CLAD IN WEATHERTEX ( LIGHT GREY ), OR SIMILAR
-   
 6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH
-   
 7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE
-   
 8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR
-   
 9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR
-   
 10. TIMBER DECKING TO ALFRESCO AREAS
-   
 11. 1m HIGH FRAMELESS GLASS BALUSTRADE

Job Title <b>DUAL OCCUPANCY</b>  Address <b>13 GLADYS STREET, NUNAWADING</b>  Client <b>TAYEH</b>	Drawing Title <b>ELEVATIONS ( 1 OF 3 )</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a>  <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>	
	Drawing No. <b>GS-13 / 2022</b>	Sheet No. <b>6 OF 14</b>		DATE: 04.11.2022 15.12.2022 13.01.2023 15.02.2023 30.11.2023	AMENDMENTS: PLANS AMENDED AS PER COUNCIL'S R.F.I ADDITIONAL SPOT LEVELS LEVELS CONVERTED TO AHD FLOOD LEVEL AMENDMENTS PNPE9 AMENDED PLANS FOR VCAT REVIEW		GROUND FLOOR 120.39m2 FIRST FLOOR 101.68m2 <b>TOTAL LIVING</b> <b>222.07m2</b> DOUBLE GARAGE + STORAGE 39.79m2 CAR PARKING SPACES x3 SPACES PORCH 2.28m2 ALFRESCO 19.15m2 BALCONY ( FIRST FLOOR ) 6.78m2 SITE 673.00m2 / 100% BUILDING COVERAGE 332.39m2 / 49.38% HARD SURFACE 375.64m2 / 55.81% GARDEN AREA 294.88m2 / 43.81%	120.39m2 101.68m2 <b>204.02m2</b> 39.35m2 x3 SPACES 1.86m2 13.95m2 5.36m2	108.95m2 95.07m2 <b>204.02m2</b> 39.35m2 x3 SPACES 1.86m2 13.95m2 5.36m2
	Scale <b>1 : 100 ON A2</b>	Date <b>28 JULY 2022</b>							
	Design by: <b>D.R</b>	Drawn By: <b>T.G</b>							



NORTH ELEVATION  
SCALE 1:100


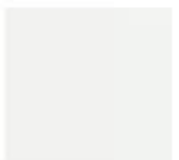
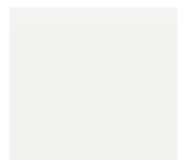

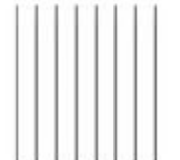









NORTH ELEVATION ( SHADOWS )  
SCALE 1:100

GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

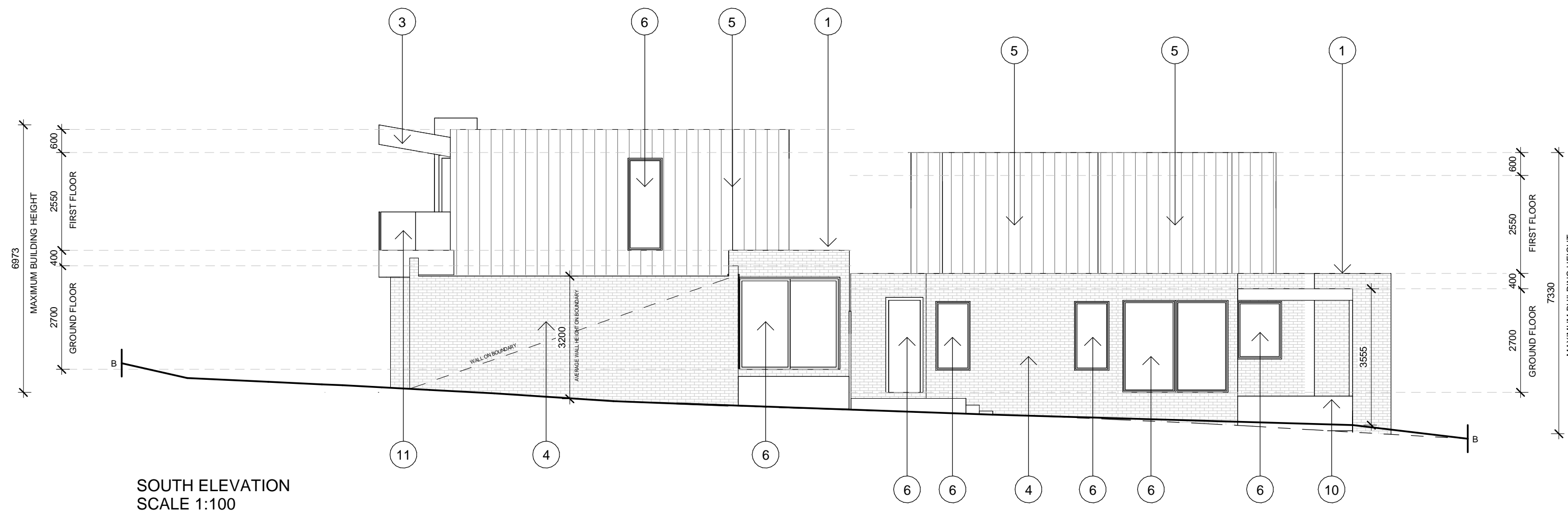
LEGEND	
	DENOTES NATURAL GROUND LEVEL AT EXISTING BOUNDARY LEVEL
	DENOTES FINISHED GROUND LEVEL AT PROPOSED BUILDING LINE

### SCHEDULE OF MATERIALS & FINISHES

-   
 1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR
-   
 2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR
-   
 3. FEATURE SKILLION ROOF, PAINTED WHITE, OR SIMILAR
-   
 4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR
-   
 5. WALL CLAD IN WEATHERTEX ( LIGHT GREY ), OR SIMILAR
-   
 6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH
-   
 7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE
-   
 8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR
-   
 9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR
-   
 10. TIMBER DECKING TO ALFRESCO AREAS
-   
 11. 1m HIGH FRAMELESS GLASS BALUSTRADE

Job Title <b>DUAL OCCUPANCY</b>  Address <b>13 GLADYS STREET, NUNAWADING</b>  Client <b>TAYEH</b>	Drawing Title <b>ELEVATIONS ( 2 OF 3 )</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a>  <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>	
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**SOUTH ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION ( SHADOWS )**  
SCALE 1:100

GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

LEGEND	
	DENOTES NATURAL GROUND LEVEL AT EXISTING BOUNDARY LEVEL
	DENOTES FINISHED GROUND LEVEL AT PROPOSED BUILDING LINE

### SCHEDULE OF MATERIALS & FINISHES

- |                                                                   |                                                                            |                                                     |                                                 |                                                       |                                                                                                |                                             |                                                                              |                                                               |                                      |                                          |
|-------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------|------------------------------------------|
|                                                                   |                                                                            |                                                     |                                                 |                                                       |                                                                                                |                                             |                                                                              |                                                               |                                      |                                          |
| 1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR | 2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR | 3. FEATURE SKILLION ROOF, PAINTED WHITE, OR SIMILAR | 4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR | 5. WALL CLAD IN WEATHERTEX ( LIGHT GREY ), OR SIMILAR | 6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH | 7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE | 8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR | 9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR | 10. TIMBER DECKING TO ALFRESCO AREAS | 11. 1.1m HIGH FRAMELESS GLASS BALUSTRADE |

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	Address <b>13 GLADYS STREET, NUNAWADING</b>	Drawing No. <b>GS-13 / 2022</b>		Sheet No. <b>8 OF 14</b>	DATE:			
Client <b>TAYEH</b>	Scale <b>1 : 100 ON A2</b>	Date <b>28 JULY 2022</b>		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	FIRST FLOOR	101.68m <sup>2</sup>	95.07m <sup>2</sup>
	Design by: <b>D.R</b>	Drawn By: <b>T.G</b>		15.12.2022	ADDITIONAL SPOT LEVELS	<b>TOTAL LIVING</b>	<b>222.07m<sup>2</sup></b>	<b>204.02m<sup>2</sup></b>
				13.01.2023	LEVELS CONVERTED TO AHD	DOUBLE GARAGE + STORAGE	39.79m <sup>2</sup>	39.35m <sup>2</sup>
				15.02.2023	FLOOD LEVEL AMENDMENTS	CAR PARKING SPACES	x3 SPACES	x3 SPACES
				30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW	PORCH	2.28m <sup>2</sup>	1.86m <sup>2</sup>
						ALFRESCO	19.15m <sup>2</sup>	13.95m <sup>2</sup>
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						SITE	673.00m <sup>2</sup> / 100%	
						BUILDING COVERAGE	332.39m <sup>2</sup> / 49.38%	
						HARD SURFACE	375.64m <sup>2</sup> / 55.81%	
						GARDEN AREA	294.88m <sup>2</sup> / 43.81%	





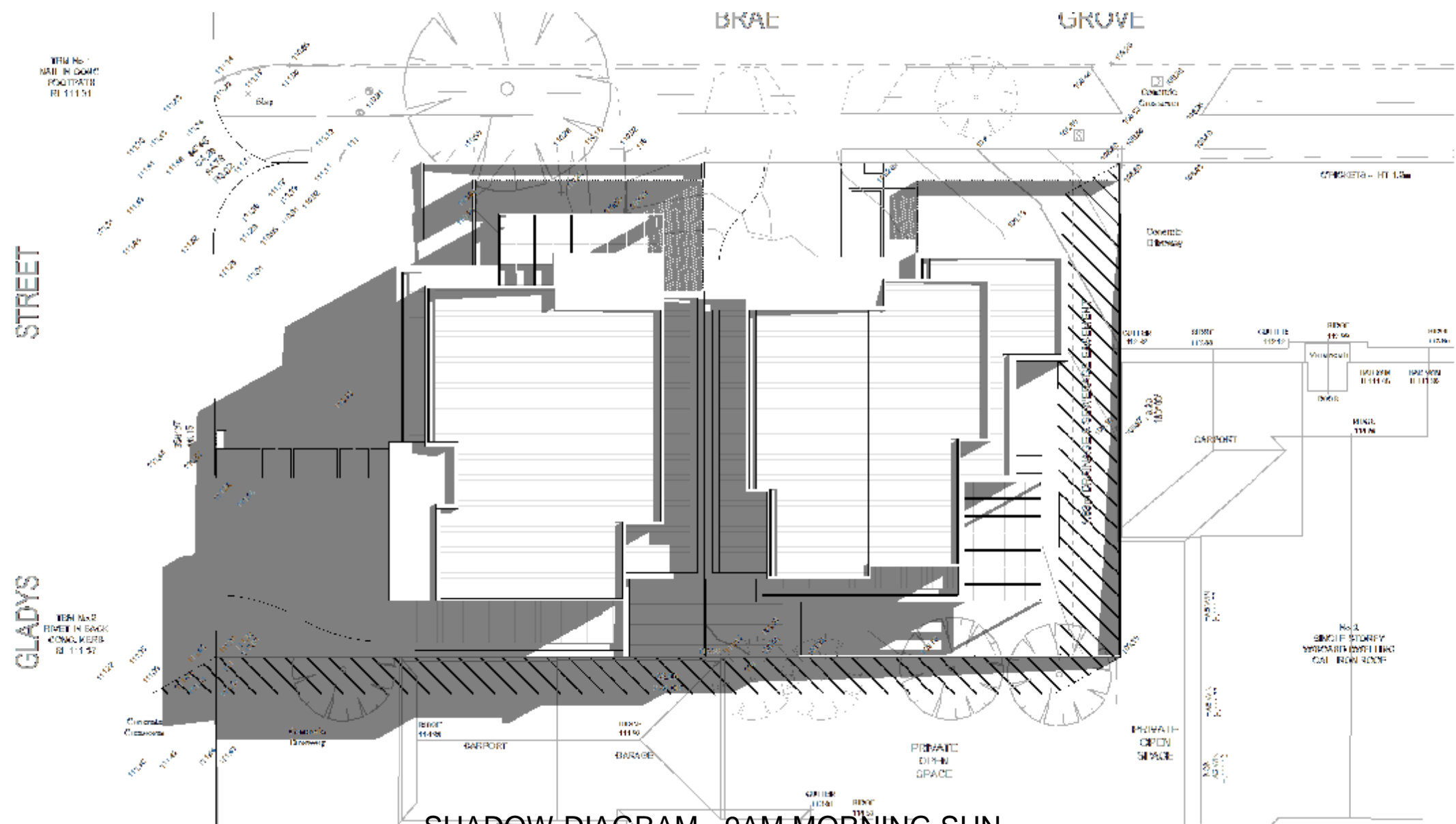
Job Title <b>DUAL OCCUPANCY</b>  Address <b>13 GLADYS STREET,                  NUNAWADING</b>  Client <b>TAYEH</b>	Drawing Title <b>PERSPECTIVES ( 1 OF 2 )</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a>  <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>	
	Drawing No. <b>GS-13 / 2022</b>	Sheet No. <b>9 OF 14</b>		DATE: 04.11.2022 15.12.2022 13.01.2023 15.02.2023 30.11.2023	AMENDMENTS: PLANS AMENDED AS PER COUNCIL'S R.F.I ADDITIONAL SPOT LEVELS LEVELS CONVERTED TO AHD FLOOD LEVEL AMENDMENTS PNPES AMENDED PLANS FOR VCAT REVIEW	GROUND FLOOR FIRST FLOOR <b>TOTAL LIVING</b> DOUBLE GARAGE + STORAGE CAR PARKING SPACES PORCH ALFRESCO BALCONY ( FIRST FLOOR ) SITE BUILDING COVERAGE HARD SURFACE GARDEN AREA	120.39m2 101.68m2 <b>222.07m2</b> 39.79m2 x3 SPACES 2.28m2 19.15m2 6.78m2 673.00m2 / 100% 332.39m2 / 49.38% 375.64m2 / 55.81% 294.88m2 / 43.81%	108.95m2 95.07m2 <b>204.02m2</b> 39.35m2 x3 SPACES 1.86m2 13.95m2 5.36m2	
	Scale <b>NO SCALE</b>	Date <b>28 JULY 2022</b>							
	Design by: <b>D.R</b>	Drawn By: <b>T.G</b>							



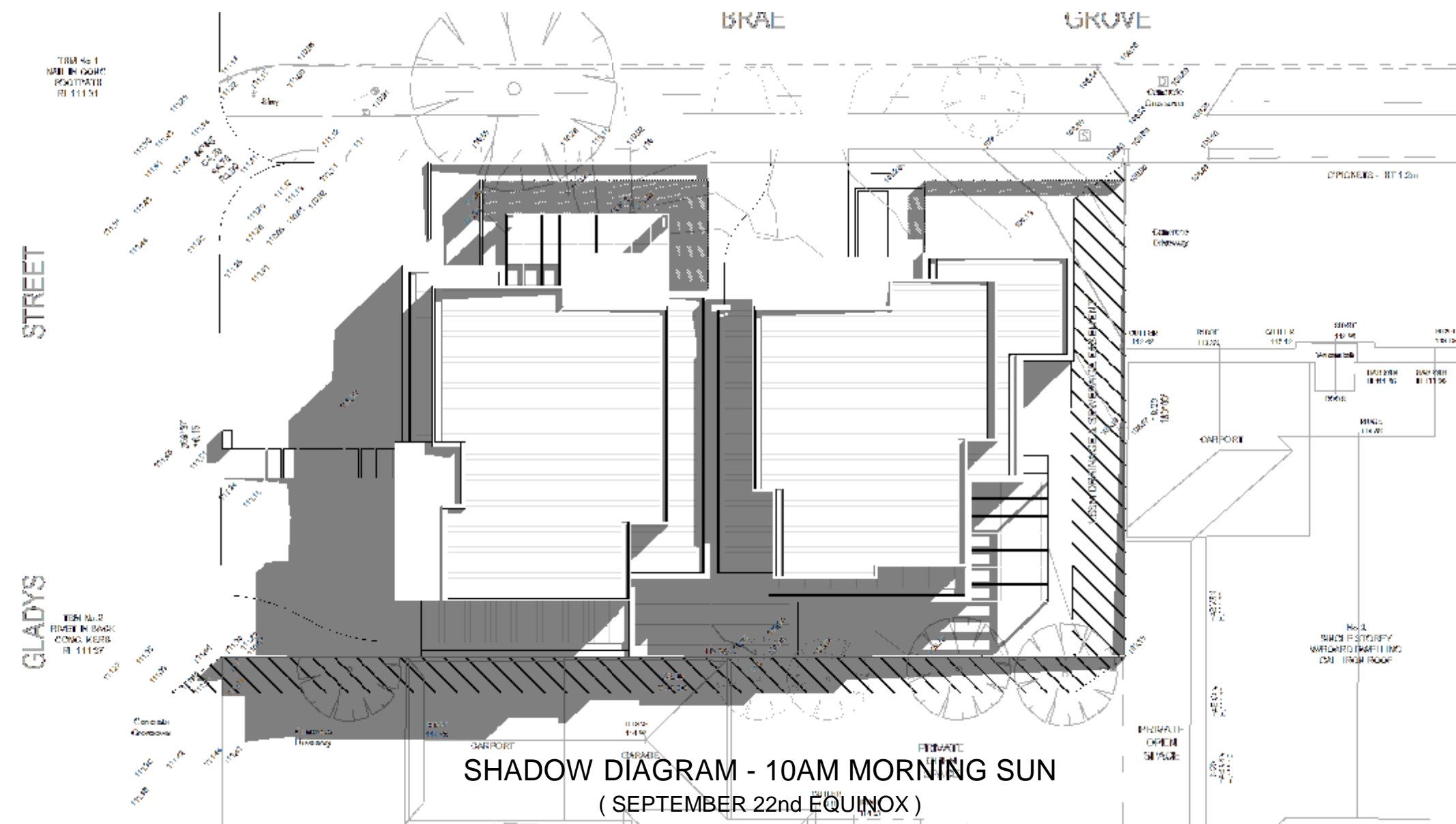


Job Title <b>DUAL OCCUPANCY</b>  Address <b>13 GLADYS STREET,                  NUNAWADING</b>  Client <b>TAYEH</b>	Drawing Title <b>PERSPECTIVES ( 2 OF 2 )</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a>  <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>
	Drawing No. GS-13 / 2022	Sheet No. 10 OF 14		DATE:	AMENDMENTS:	GROUND FLOOR	120.39m2	108.95m2
	Scale NO SCALE	Date 28 JULY 2022		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	FIRST FLOOR	101.68m2	95.07m2
	Design by: D.R	Drawn By: T.G		15.12.2022	ADDITIONAL SPOT LEVELS	<b>TOTAL LIVING</b>	<b>222.07m2</b>	<b>204.02m2</b>
		13.01.2023	LEVELS CONVERTED TO AHD	DOUBLE GARAGE + STORAGE	39.79m2	39.35m2		
		15.02.2023	FLOOD LEVEL AMENDMENTS	CAR PARKING SPACES	x3 SPACES	x3 SPACES		
		30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW	PORCH	2.28m2	1.86m2		
				ALFRESCO	19.15m2	13.95m2		
				BALCONY ( FIRST FLOOR )	6.78m2	5.36m2		
				SITE	673.00m2 / 100%			
				BUILDING COVERAGE	332.39m2 / 49.38%			
				HARD SURFACE	375.64m2 / 55.81%			
				GARDEN AREA	294.88m2 / 43.81%			

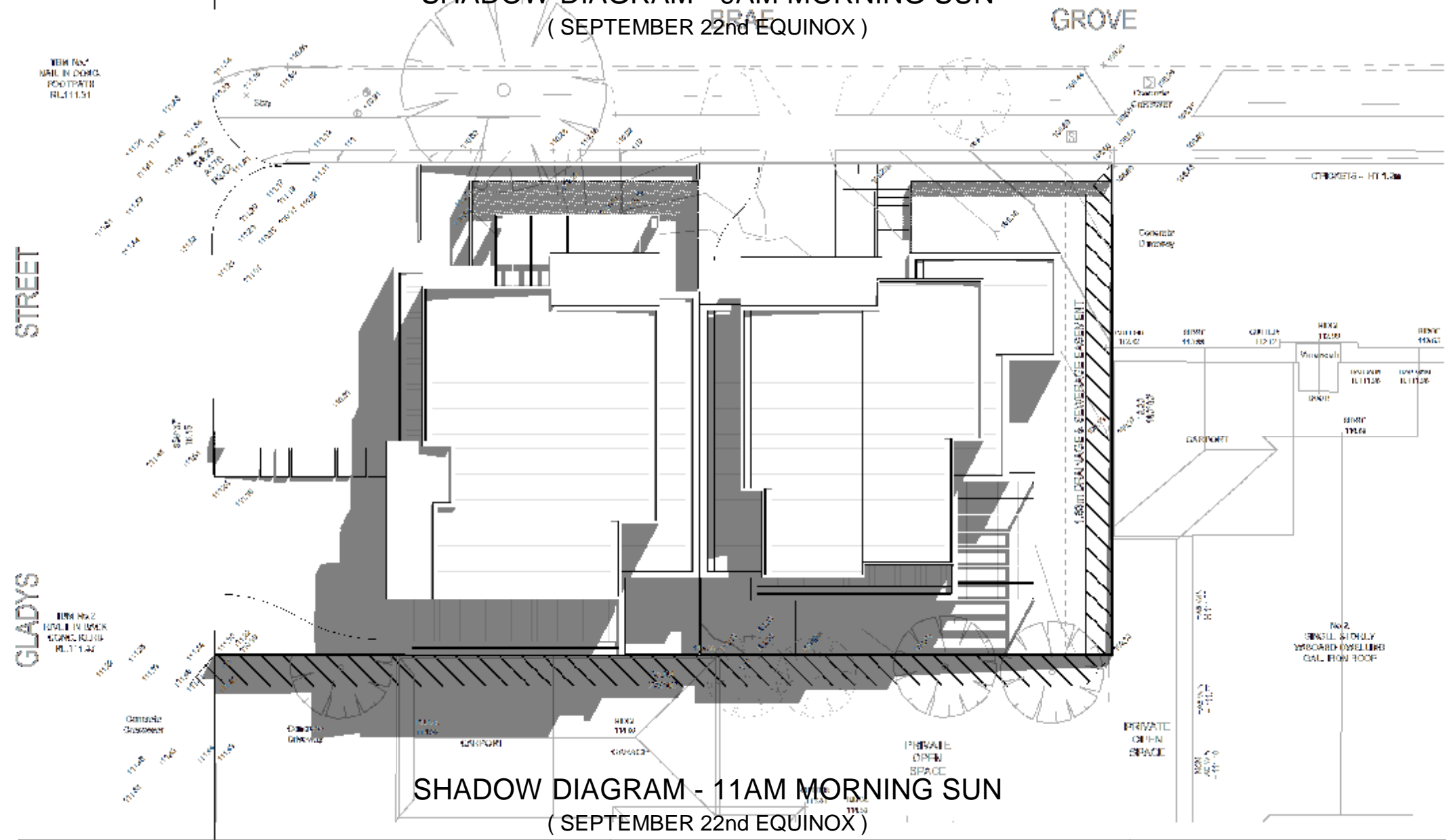




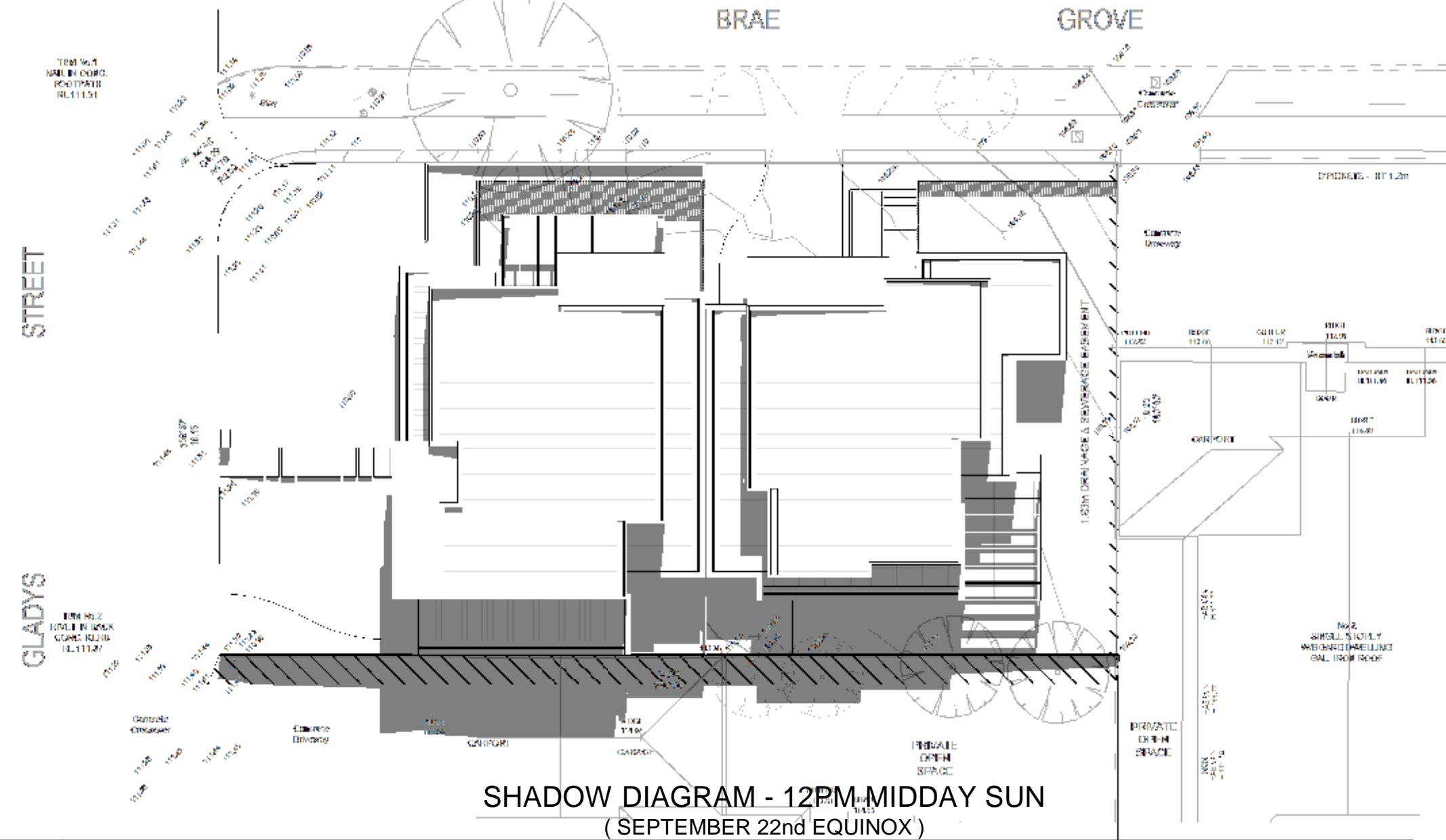
SHADOW DIAGRAM - 9AM MORNING SUN  
( SEPTEMBER 22nd EQUINOX )



SHADOW DIAGRAM - 10AM MORNING SUN  
( SEPTEMBER 22nd EQUINOX )



SHADOW DIAGRAM - 11AM MORNING SUN  
( SEPTEMBER 22nd EQUINOX )



SHADOW DIAGRAM - 12PM MIDDAY SUN  
( SEPTEMBER 22nd EQUINOX )

Job Title  
**DUAL OCCUPANCY**

Address  
**13 GLADYS STREET,  
NUNAWADING**

Client  
**TAYEH**

Drawing Title  
**SHADOW DIAGRAMS ( 1 OF 2 )**

Drawing No. <b>GS-13 / 2022</b>	Sheet No. <b>11 OF 14</b>
Scale <b>1 : 200 ON A2</b>	Date <b>28 JULY 2022</b>
Design by: <b>D.R</b>	Drawn By: <b>T.G</b>

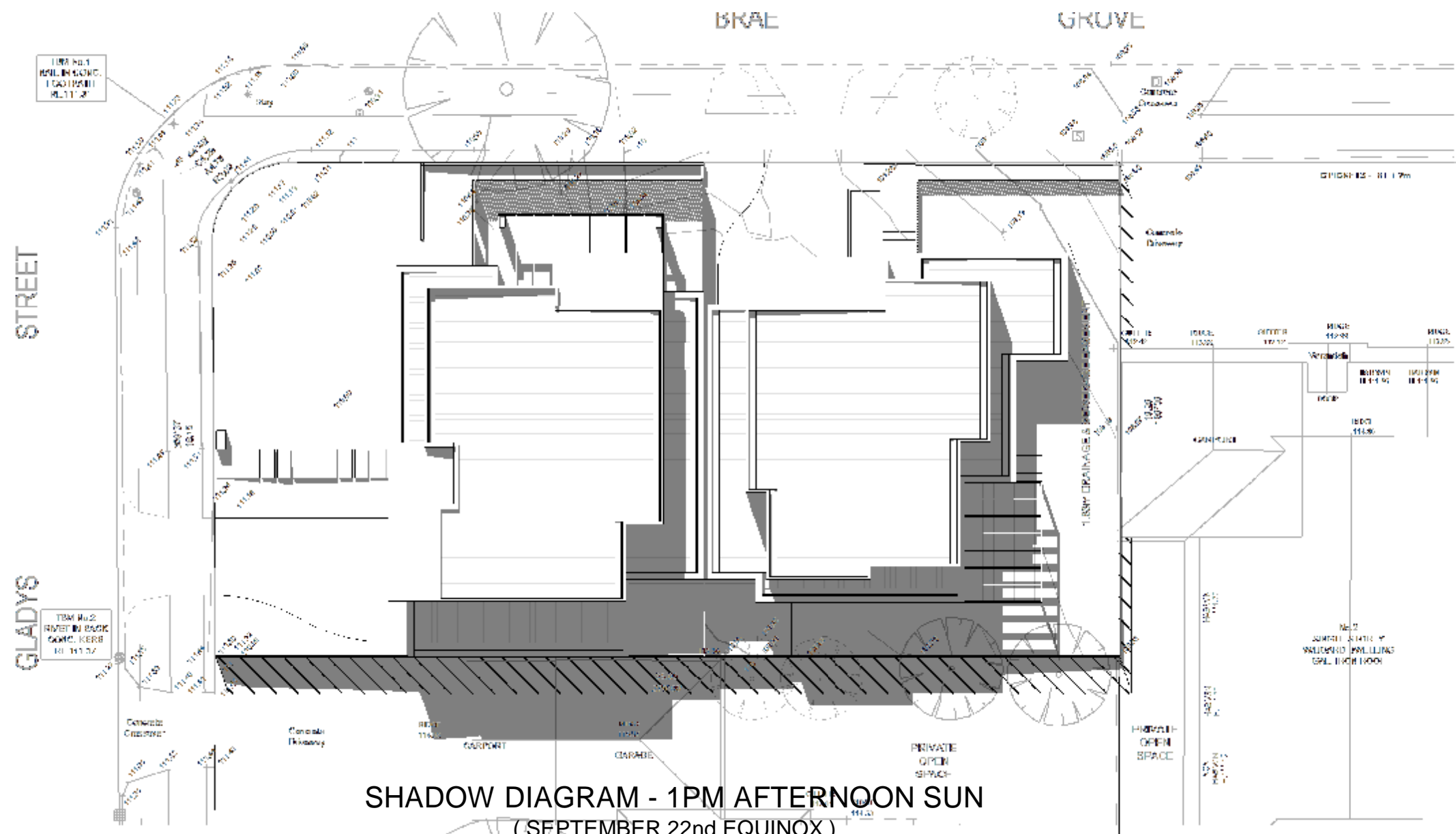


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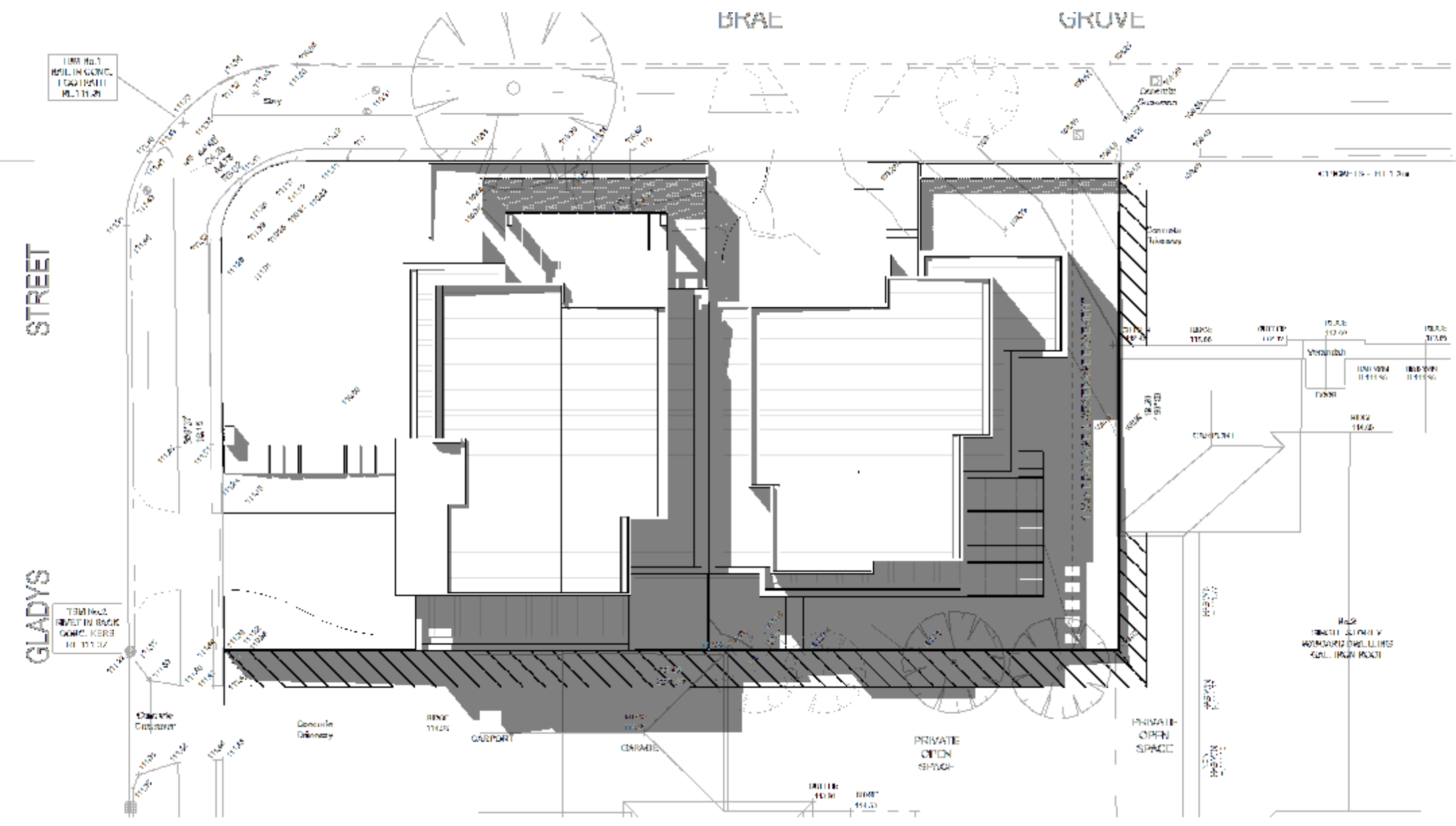
**DESIGN STUDIO AND DEVELOPMENT**  
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AMENDMENTS	
DATE:	AMENDMENTS:
04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I
15.12.2022	ADDITIONAL SPOT LEVELS
13.01.2023	LEVELS CONVERTED TO AHD
15.02.2023	FLOOD LEVEL AMENDMENTS
30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW

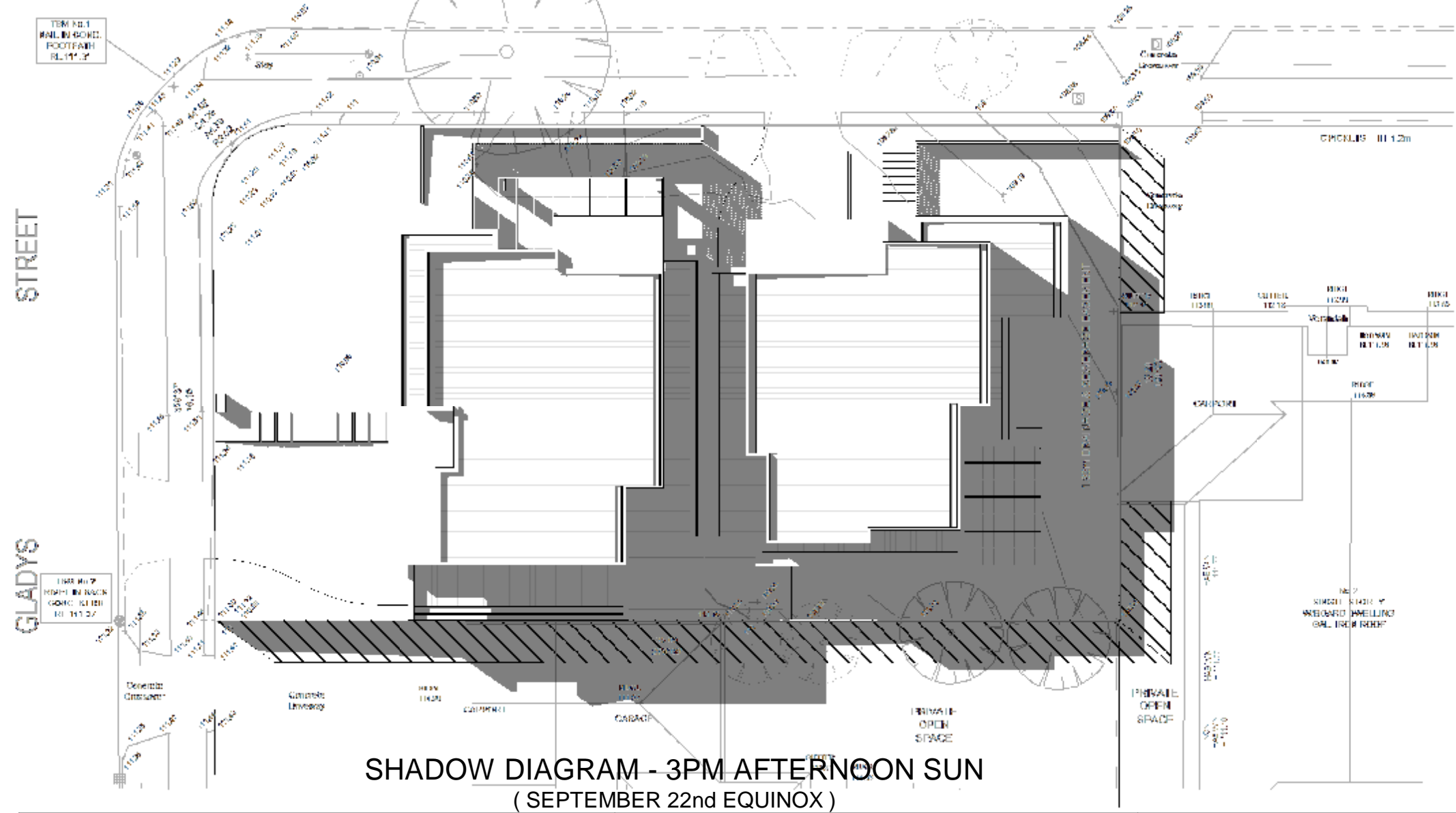
AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
GROUND FLOOR	120.39m <sup>2</sup>	108.95m <sup>2</sup>
FIRST FLOOR	101.68m <sup>2</sup>	95.07m <sup>2</sup>
<b>TOTAL LIVING</b>	<b>222.07m<sup>2</sup></b>	<b>204.02m<sup>2</sup></b>
DOUBLE GARAGE + STORAGE	39.79m <sup>2</sup>	39.35m <sup>2</sup>
CAR PARKING SPACES	x3 SPACES	x3 SPACES
PORCH	2.28m <sup>2</sup>	1.86m <sup>2</sup>
ALFRESCO	19.15m <sup>2</sup>	13.95m <sup>2</sup>
BALCONY ( FIRST FLOOR )	6.78m <sup>2</sup>	5.36m <sup>2</sup>
SITE	673.00m <sup>2</sup> / 100%	
BUILDING COVERAGE	332.39m <sup>2</sup> / 49.38%	
HARD SURFACE	375.64m <sup>2</sup> / 55.81%	
GARDEN AREA	294.88m <sup>2</sup> / 43.81%	



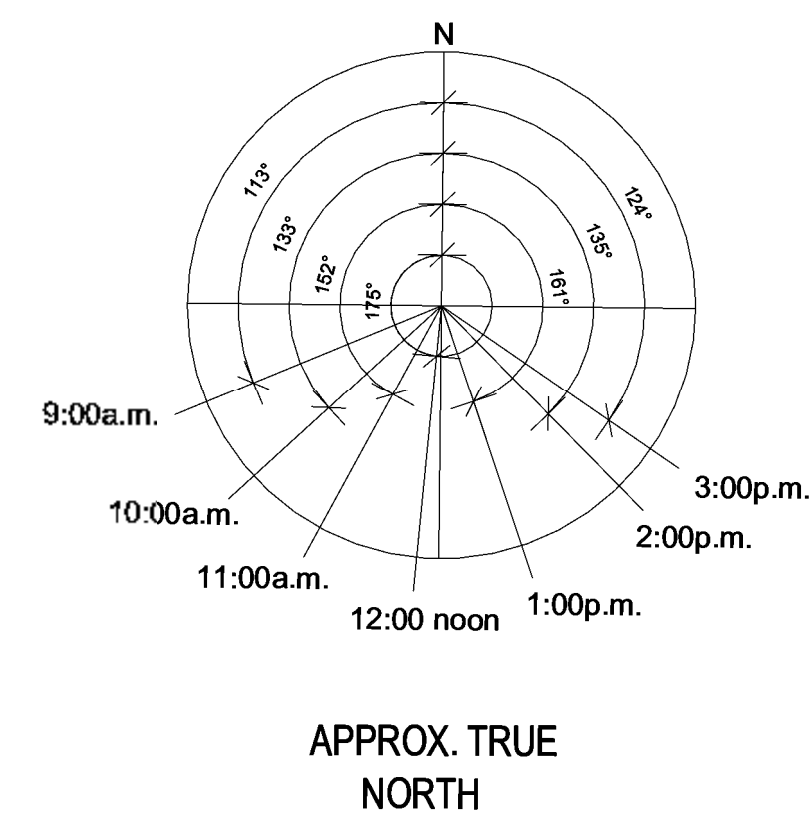
SHADOW DIAGRAM - 1PM AFTERNOON SUN  
( SEPTEMBER 22nd EQUINOX )




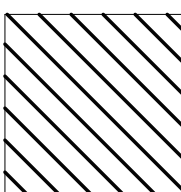
SHADOW DIAGRAM - 2PM AFTERNOON SUN  
( SEPTEMBER 22nd EQUINOX )



SHADOW DIAGRAM - 3PM AFTERNOON SUN  
( SEPTEMBER 22nd EQUINOX )



**LEGEND**

-  DENOTES SHADOW CAST BY PROPOSED DEVELOPMENT
-  DENOTES SHADOW CAST BY EXISTING FENCING

Job Title  
**DUAL OCCUPANCY**

Address  
**13 GLADYS STREET,  
NUNAWADING**

Client  
**TAYEH**

Drawing Title  
**SHADOW DIAGRAMS ( 2 OF 2 )**

Drawing No. <b>GS-13 / 2022</b>	Sheet No. <b>12 OF 14</b>
Scale <b>1 : 200 ON A2</b>	Date <b>28 JULY 2022</b>
Design by: <b>D.R</b>	Drawn By: <b>T.G</b>



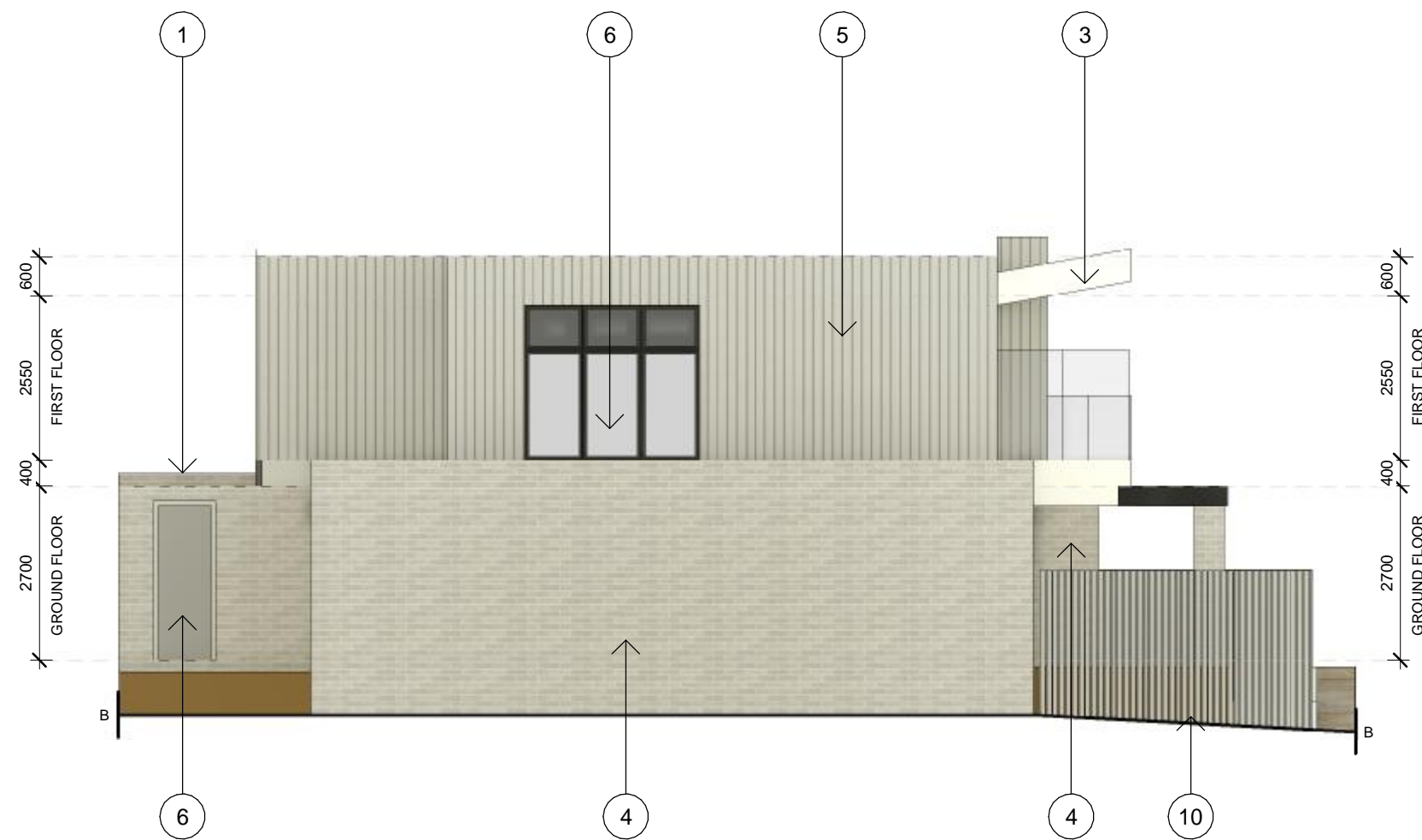
**PREMIER PROJECTS PTY LTD**  
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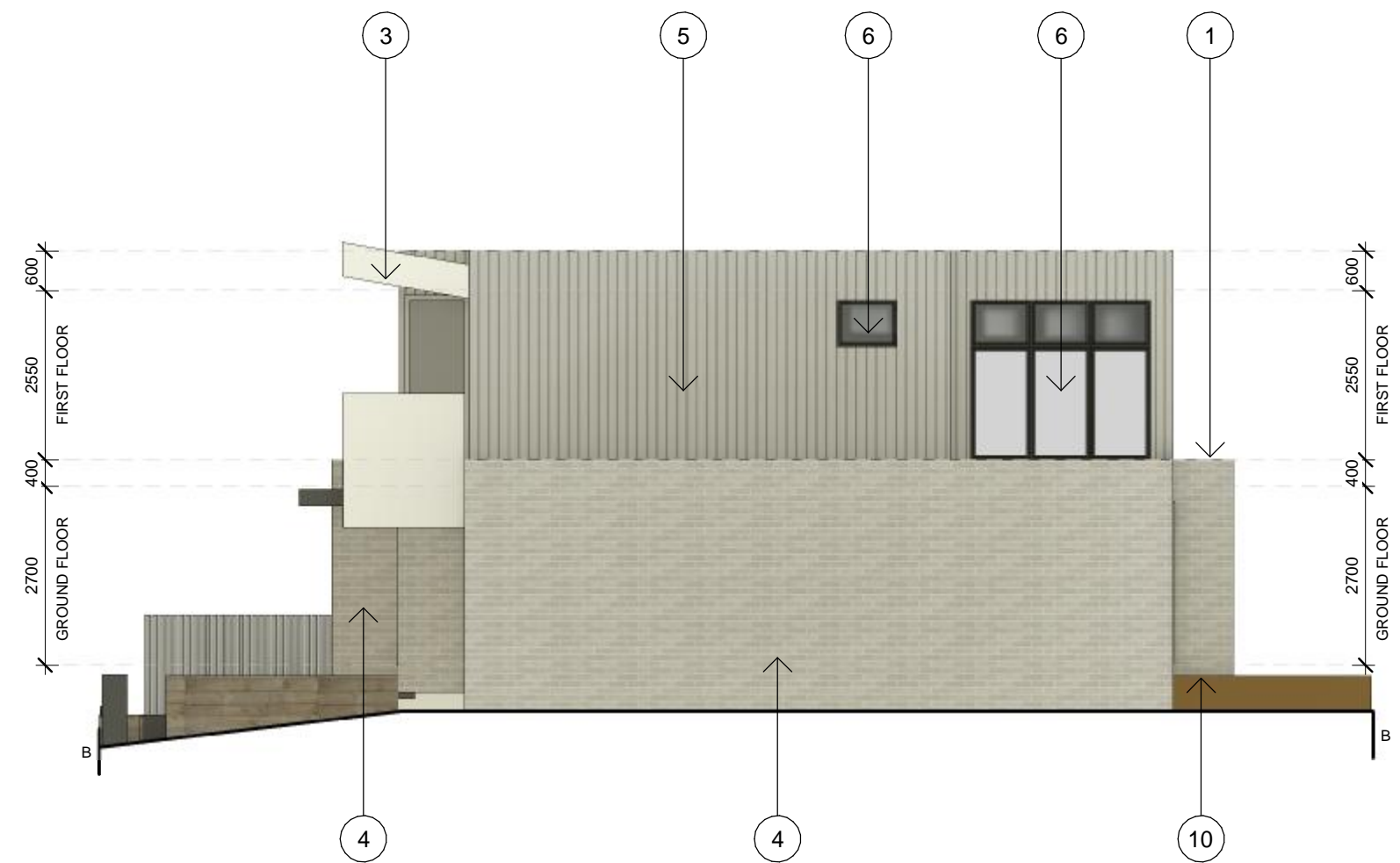
AMENDMENTS	
DATE:	AMENDMENTS:
04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I
15.12.2022	ADDITIONAL SPOT LEVELS
13.01.2023	LEVELS CONVERTED TO AHD
15.02.2023	FLOOD LEVEL AMENDMENTS
30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW

AREA CALCULATIONS	TOWNHOUSE 1	TOWNHOUSE 2
GROUND FLOOR	120.39m <sup>2</sup>	108.95m <sup>2</sup>
FIRST FLOOR	101.68m <sup>2</sup>	95.07m <sup>2</sup>
<b>TOTAL LIVING</b>	<b>222.07m<sup>2</sup></b>	<b>204.02m<sup>2</sup></b>
DOUBLE GARAGE + STORAGE	39.79m <sup>2</sup>	39.35m <sup>2</sup>
CAR PARKING SPACES	x3 SPACES	x3 SPACES
PORCH	2.28m <sup>2</sup>	1.86m <sup>2</sup>
ALFRESCO	19.15m <sup>2</sup>	13.95m <sup>2</sup>
BALCONY ( FIRST FLOOR )	6.78m <sup>2</sup>	5.36m <sup>2</sup>
SITE	673.00m <sup>2</sup> / 100%	
BUILDING COVERAGE	332.39m <sup>2</sup> / 49.38%	
HARD SURFACE	375.64m <sup>2</sup> / 55.81%	
GARDEN AREA	294.88m <sup>2</sup> / 43.81%	





DWELLING 1 EASTERN INTERNAL ELEVATION  
SCALE 1 : 100



DWELLING 2 WESTERN INTERNAL ELEVATION  
SCALE 1 : 100

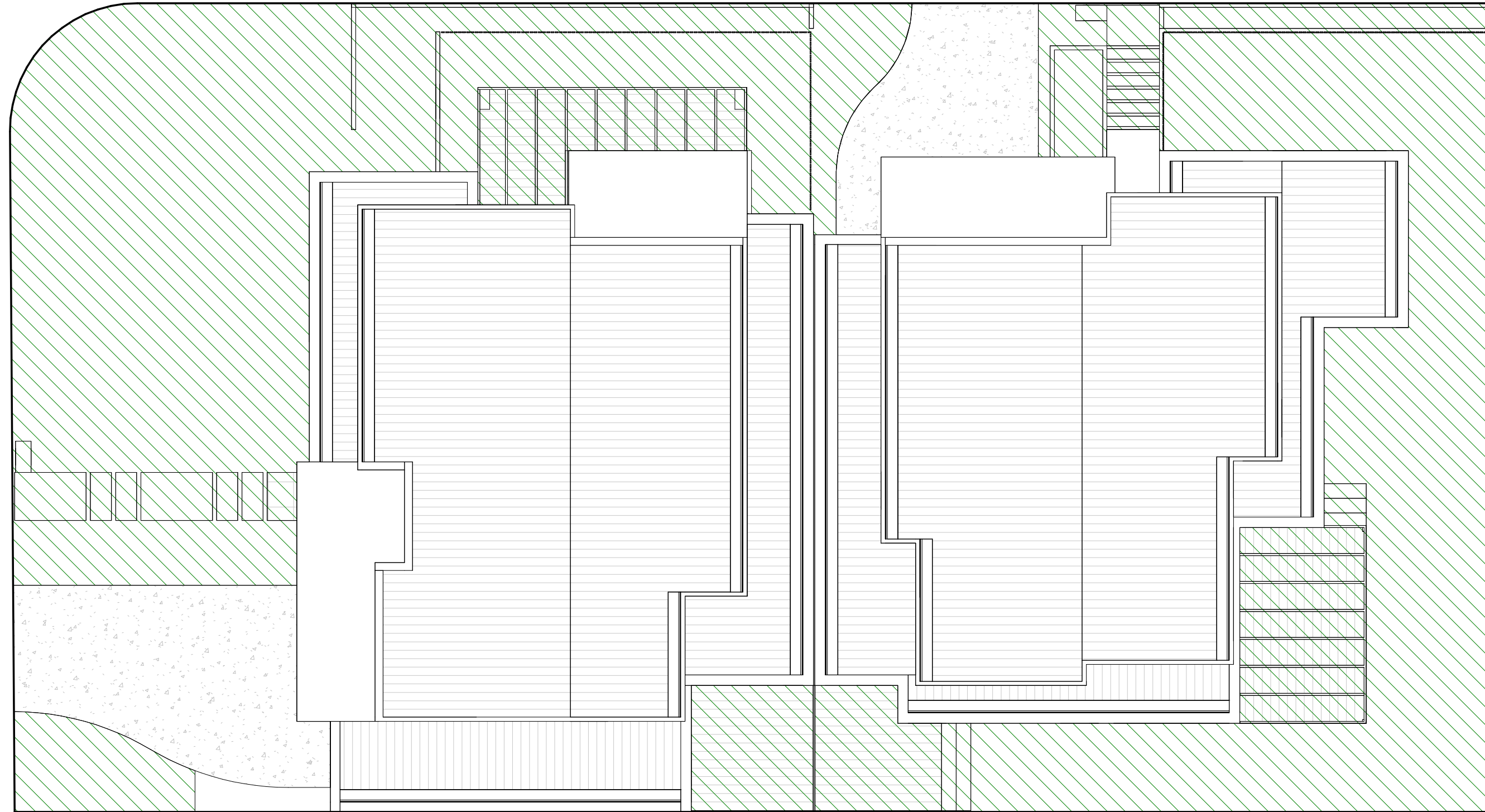
GREY HATCH DENOTES  
OBSCURE GLAZING TO  
WINDOW TO 1700mm ABOVE  
FINISHED FLOOR LEVEL

LEGEND	
	DENOTES NATURAL GROUND LEVEL AT EXISTING BOUNDARY LEVEL
	DENOTES FINISHED GROUND LEVEL AT PROPOSED BUILDING LINE

### SCHEDULE OF MATERIALS & FINISHES

- |                                                                   |                                                                            |                                                     |                                                 |                                                       |                                                                                                |                                             |                                                                              |                                                               |                                      |                                        |
|-------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------|----------------------------------------|
|                                                                   |                                                                            |                                                     |                                                 |                                                       |                                                                                                |                                             |                                                                              |                                                               |                                      |                                        |
| 1. METAL DECK ROOF IN 'SHALE GREY' BY COLORBOND STEEL, OR SIMILAR | 2. WALL FULLY RENDERED & PAINTED IN 'LEXICON QUARTER' BY DULUX, OR SIMILAR | 3. FEATURE SKILLION ROOF, PAINTED WHITE, OR SIMILAR | 4. FACE BRICK WALL IN A GREY FINISH, OR SIMILAR | 5. WALL CLAD IN WEATHERTEX ( LIGHT GREY ), OR SIMILAR | 6. ALL DOORS & WINDOWS IN A COMMERCIAL STYLE ALUMINIUM WITH A MATTE BLACK POWDER COATED FINISH | 7. PIVOT FRONT DOOR WITH MATTE STEEL HANDLE | 8. STEEL SECTIONAL PANEL LIFT GARAGE DOOR IN A LIGHT GREY COLOUR, OR SIMILAR | 9. DRIVEWAY FINISHED IN WASHED CHARCOAL AGGREGATE, OR SIMILAR | 10. TIMBER DECKING TO ALFRESCO AREAS | 11. 1m HIGH FRAMELESS GLASS BALUSTRADE |

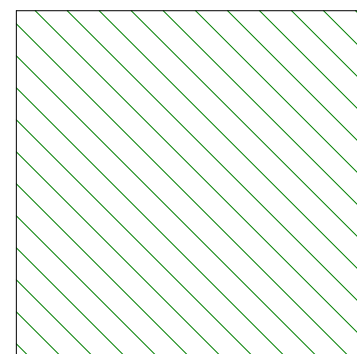
Job Title <b>DUAL OCCUPANCY</b>	Drawing Title <b>INTERNAL ELEVATIONS</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a> <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>
	Address <b>13 GLADYS STREET, NUNAWADING</b>	Drawing No. <b>GS-13 / 2022</b>		Sheet No. <b>13 OF 14</b>	DATE:			
Client <b>TAYEH</b>	Scale <b>1 : 100 ON A2</b>	Date <b>28 JULY 2022</b>		04.11.2022	PLANS AMENDED AS PER COUNCIL'S R.F.I	FIRST FLOOR	101.68m2	95.07m2
	Design by: <b>D.R</b>	Drawn By: <b>T.G</b>		15.12.2022	ADDITIONAL SPOT LEVELS	<b>TOTAL LIVING</b>	<b>222.07m2</b>	<b>204.02m2</b>
				13.01.2023	LEVELS CONVERTED TO AHD	DOUBLE GARAGE + STORAGE	39.79m2	39.35m2
				15.02.2023	FLOOD LEVEL AMENDMENTS	CAR PARKING SPACES	x3 SPACES	x3 SPACES
				30.11.2023	PNPE9 AMENDED PLANS FOR VCAT REVIEW	PORCH	2.28m2	1.86m2
						ALFRESCO	19.15m2	13.95m2
						BALCONY ( FIRST FLOOR )	6.78m2	5.36m2
						SITE	673.00m2 / 100%	
						BUILDING COVERAGE	332.39m2 / 49.38%	
						HARD SURFACE	375.64m2 / 55.81%	
						GARDEN AREA	294.88m2 / 43.81%	



## GARDEN AREA ANALYSIS PLAN

### GARDEN AREA:

AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN. IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE.



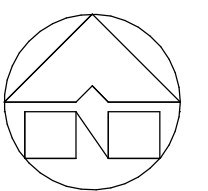
### NOT INCLUDED:

NOT INCLUDED ARE DRIVEWAYS, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1.0m


400 - 500 SQUARE METRES	25 %
501 - 650 SQUARE METRES	30%
ABOVE 650 SQUARE METRES	35%

**SITE** 673.00m<sup>2</sup>

**GARDEN AREA** 294.88m<sup>2</sup> / 43.81%



APPROX TRUE NORTH

Job Title <b>DUAL OCCUPANCY</b>	Drawing Title <b>GARDEN AREA PLAN</b>		 <b>PREMIER PROJECTS PTY LTD</b> FIRST FLOOR 4 / 31 - 39 NORCAL ROAD NUNAWADING, VICTORIA, 3131 t: (03) 9874 1088 e: <a href="mailto:design@premierprojects.com">design@premierprojects.com</a> <b>DESIGN STUDIO AND DEVELOPMENT</b> <small>This document is subject to COPYRIGHT laws. All rights reserved</small>	<b>AMENDMENTS</b>		<b>AREA CALCULATIONS</b>	<b>TOWNHOUSE 1</b>	<b>TOWNHOUSE 2</b>
	Address <b>13 GLADYS STREET,          NUNAWADING</b>	Drawing No. <b>GS-13 / 2022</b>		Sheet No. <b>14 OF 14</b>	DATE: 04.11.2022 15.12.2022 13.01.2023 15.02.2023 30.11.2023			
Client <b>TAYEH</b>	Scale <b>1 : 100 ON A2</b>	Date <b>28 JULY 2022</b>						
	Design by: <b>D.R</b>	Drawn By: <b>T.G</b>						