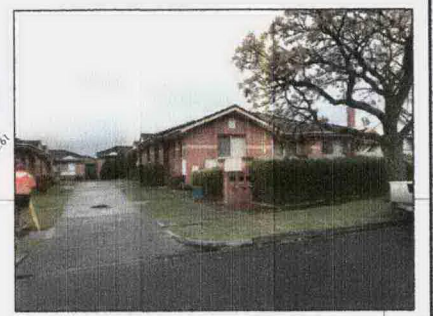
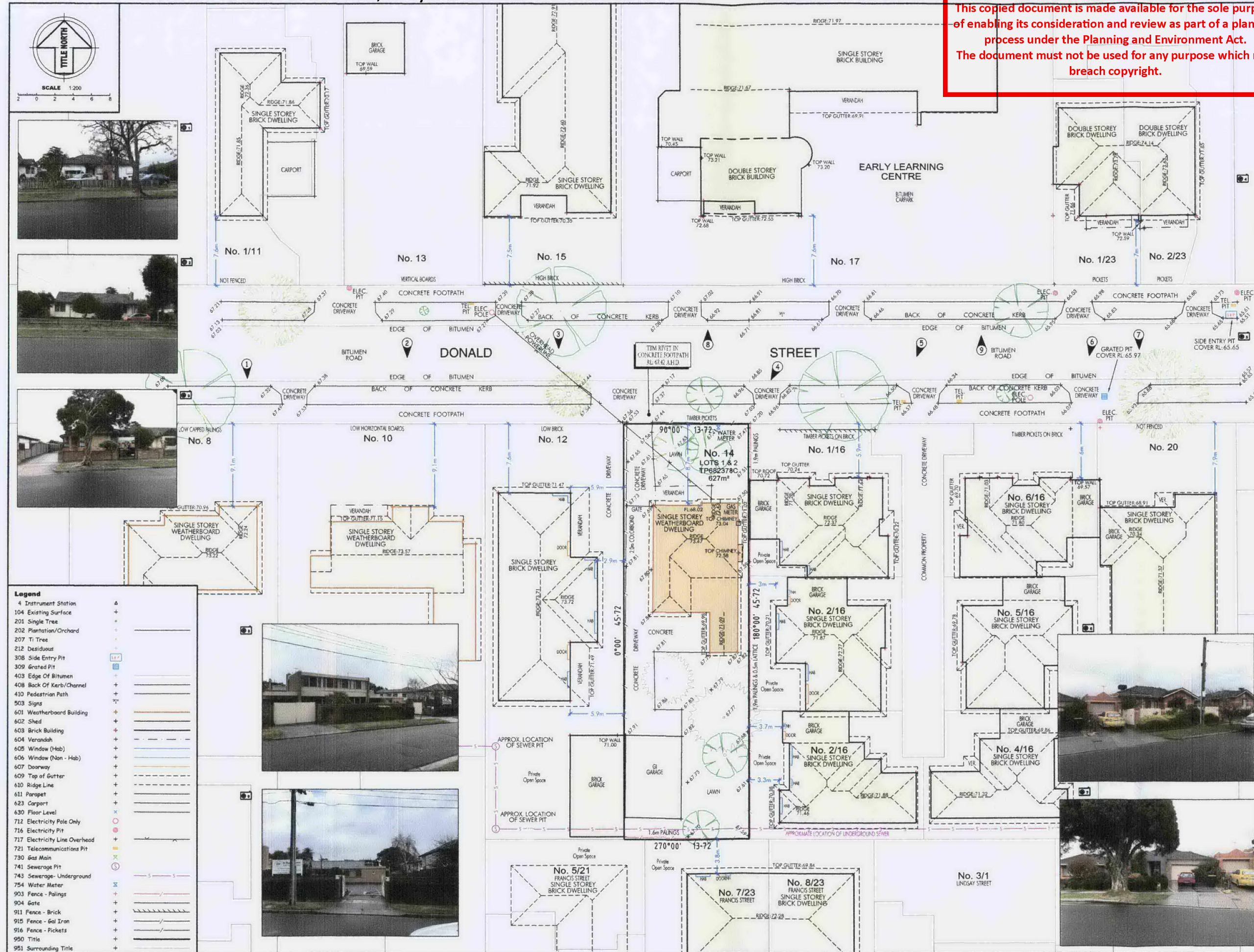


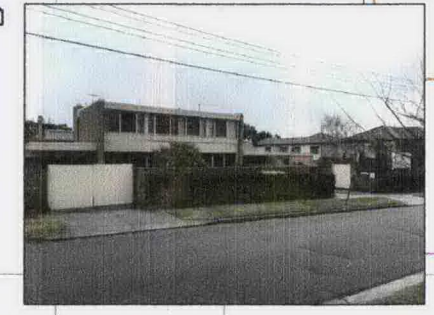
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NOTATIONS
Date of Survey 09/07/2018
Survey Data Used - P:\2018\8400\8427\DTM\8427FL.see
EASEMENTS
Land Subject to Easement - NIL
DATUM
HEIGHT DATUM
This plan has been connected to the Australian Height Datum vide MMB 1946A with a stated value of RL90.470
CO-ORDINATE DATUM
This plan has been drawn on a Local Grid coordinates.
* THE INFORMATION SHOWN IN THIS PLAN IS ON PLANE CO-ORDINATES ONLY.
LAYERING
Layers on this plan maybe FROZEN.
Refer to frozen layers with a suffix of -L for levels
Refer to frozen layers with a suffix of -C for crosses
CONTOURS
Contours shown on this plan are in 3D
Refer to layer 1043 for minor contour lines.
Refer to layer 1053 for major contour lines.
Contour Interval 0.2 metres
TITLE RE-ESTABLISHMENT
Fences shown hereon are indicative only. Refer to Plan of Survey NNH Ref: **8427R** for accurate location & description of fencing & location of any survey marks placed.
IMPORTANT NOTES:
1) This plan is prepared for **Mega Building Design Group** for the purpose of designing new constructions on the land and should not be used for any other purpose. services shown hereon have been located by field survey. other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services
2) This drawing is best viewed using either AutoCAD Release 15.1 and above, with all the required Shapefiles, Linetypes & Font Files installed or in PDF format (as supplied by Nilsson Noel & Holmes (Surveyors) Pty. Ltd.). Nilsson Noel & Holmes (Surveyors) takes NO responsibility for the interpretation of the information contained in this plan.
THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

Legend

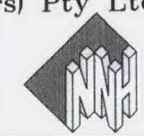
| | |
|-------------------------------|---|
| 4 Instrument Station | ▲ |
| 104 Existing Surface | + |
| 201 Single Tree | + |
| 202 Plantation/Orchard | + |
| 207 Tl Tree | + |
| 212 Desiduous | + |
| 308 Side Entry Pit | + |
| 309 Grated Pit | + |
| 403 Edge Of Bitumen | + |
| 408 Back Of Kerb/Channel | + |
| 410 Pedestrian Path | + |
| 503 Signs | + |
| 601 Weatherboard Building | + |
| 602 Shed | + |
| 603 Brick Building | + |
| 604 Verandah | + |
| 605 Window (Hab) | + |
| 606 Window (Non - Hab) | + |
| 607 Doorway | + |
| 609 Top of Gutter | + |
| 610 Ridge Line | + |
| 611 Parapet | + |
| 623 Carport | + |
| 630 Floor Level | + |
| 712 Electricity Pole Only | + |
| 716 Electricity Pit | + |
| 717 Electricity Line Overhead | + |
| 721 Telecommunications Pit | + |
| 730 Gas Main | + |
| 741 Sewerage Pit | + |
| 743 Sewerage - Underground | + |
| 754 Water Meter | + |
| 903 Fence - Palings | + |
| 904 Gate | + |
| 911 Fence - Brick | + |
| 915 Fence - Gal Iron | + |
| 916 Fence - Pickets | + |
| 950 Tilia | + |
| 951 Surrounding Title | + |



| | | |
|-------|------|-------------|
| Date: | Rev. | Amendments: |
| | | |
| | | |
| | | |
| | | |

| | | | |
|--------------|-------------|--------------|------------|
| SURVEYED BY: | A.F. - A.K. | DATUM: | AHD |
| DRAWN: | A.F. | DATE: | 20/07/2018 |
| CHECKED: | D.J.N. | SCALE: | 1:200 |
| APPROVED BY: | D.J.N. | MELWAY REF.: | 79 D2 |

Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
A.C.N. 067 949 615
8A Codrington Street, Cranbourne 3977
Phone (03) 5996 4133 Fax (03) 5996 6119
Email - mail@nnhsurveyors.net.au

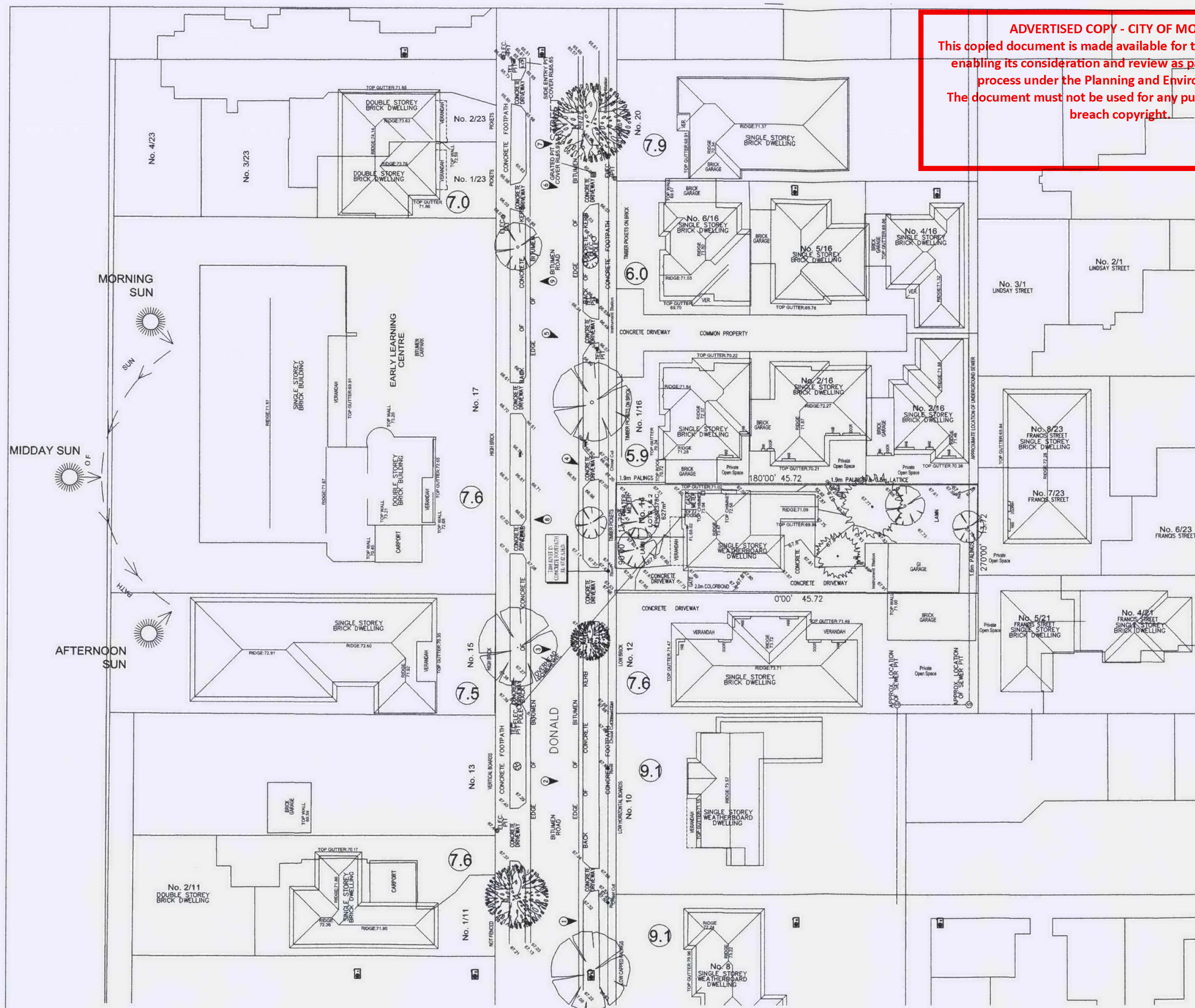


Mega Building Design Group
14 DONALD STREET, CLAYTON
PLAN OF EXISTING SITE FEATURES & LEVELS SURVEY

| | |
|---------------------------------------|---------------|
| N.N.H. REF. NO. | 8427 |
| SHEET | 1 of 1 |
| REV | - |
| P:\2018\8400\8427\DRAWINGS\8427FL.DWG | |
| DRAWING NO. | 8427FL |

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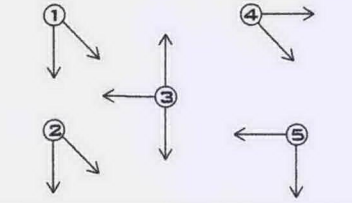
| LEGEND | |
|--------|---|
| | Direction/distance from public transport |
| | Schools/local shops/parks |
| | Habitable room window facing site |
| | Non habitable room window |
| | Fire place |
| | 1.65-1.9M high paling fence |
| | No front fence |
| | 3.0m high shrub in adjoining property |
| | Power/light pole |
| | Power supply pit |
| | Significant tree in adjoining property |
| | Non significant vegetation on site/adjoining property |
| | Significant tree on site |
| | Street tree |
| | Side entry pit |
| | Private open space |
| | Vehicular crossing |
| | Garage/carport |
| | Shed |
| | Verandah |
| | Porch |
| | Balcony |
| | Pergola |
| | Single storey weatherboard residence |
| | Single storey brick veneer residence |
| | 2-Storey brick veneer/rendered residence |
| | Setback from front boundary line |
| | Clothes line |
| | Single storey conc. walls/tiled roof residence |
| | Telecom pit |
| | Conc. paved area |
| | Pit |
| | Kerb outlet |
| | Street/traffic sign |



- SITE OPPORTUNITIES:**
1. THE RELATIVELY LARGE AREA OF THE SITE (627M²).
 2. THE LACK OF ANY SIGNIFICANT SLOPE OF THE BLOCK (SEE RL'S TO AHD).
 3. THE LACK OF ANY SIGNIFICANT TREES WITHIN THE SITE AND WITHIN 3 M OF THE BOUNDARY.
 4. THE ORIENTATION OF THE SITE IN RELATION TO THE SUN, NORTH-SOUTH ASPECT IS A SIGNIFICANT OPPORTUNITY FOR THE SUN TO DIRECTLY ENTER INTO THE LIVING AREAS FOR BOTH DWELLINGS.
 5. TWO STOREY DWELLINGS ARE EVIDENT WITHIN THE IMMEDIATE NEIGHBOURHOOD & ESPECIALLY ACROSS THE STREET ON THE NORTHERN SIDE OF THE STREET A LARGE NO OF 2 STOREY DEVELOPMENTS HAPPENING IN THE STREET.
 6. THE SITE IS LOCATED VERY CLOSE TO PUBLIC TRANSPORT, LOCAL SHOPS, MAJOR EDUCATIONAL AND MEDICAL FACILITIES AND CLOSE TO PARKS AND RESERVES.
 7. THE SITE IS LOCATED WITHIN A FAST GROWING AREA FOR UNIT DEVELOPMENT & OTHER DEVELOPMENTS, ESPECIALLY WITH THE NEW ZONING OF THE COUNCIL.
 9. OUR FRONT SETBACK IS ALLOWED TO BE 4.0M WITH NEW ZONING.
 10. NO EASEMENT WITHIN THE SITE ALTHOUGH THERE IS A SEWER PIPE AT THE REAR PART OF THE PROPERTY.

- SITE CONSTRAINS:**
1. The POS of the property to the south and east, to be protected from overlooking.
 2. The habitable room windows at the properties to the east, west and south to be protected from overlooking and overshadow.
 3. The relatively narrow block
 4. The existing sewer pipe within the site at the rear

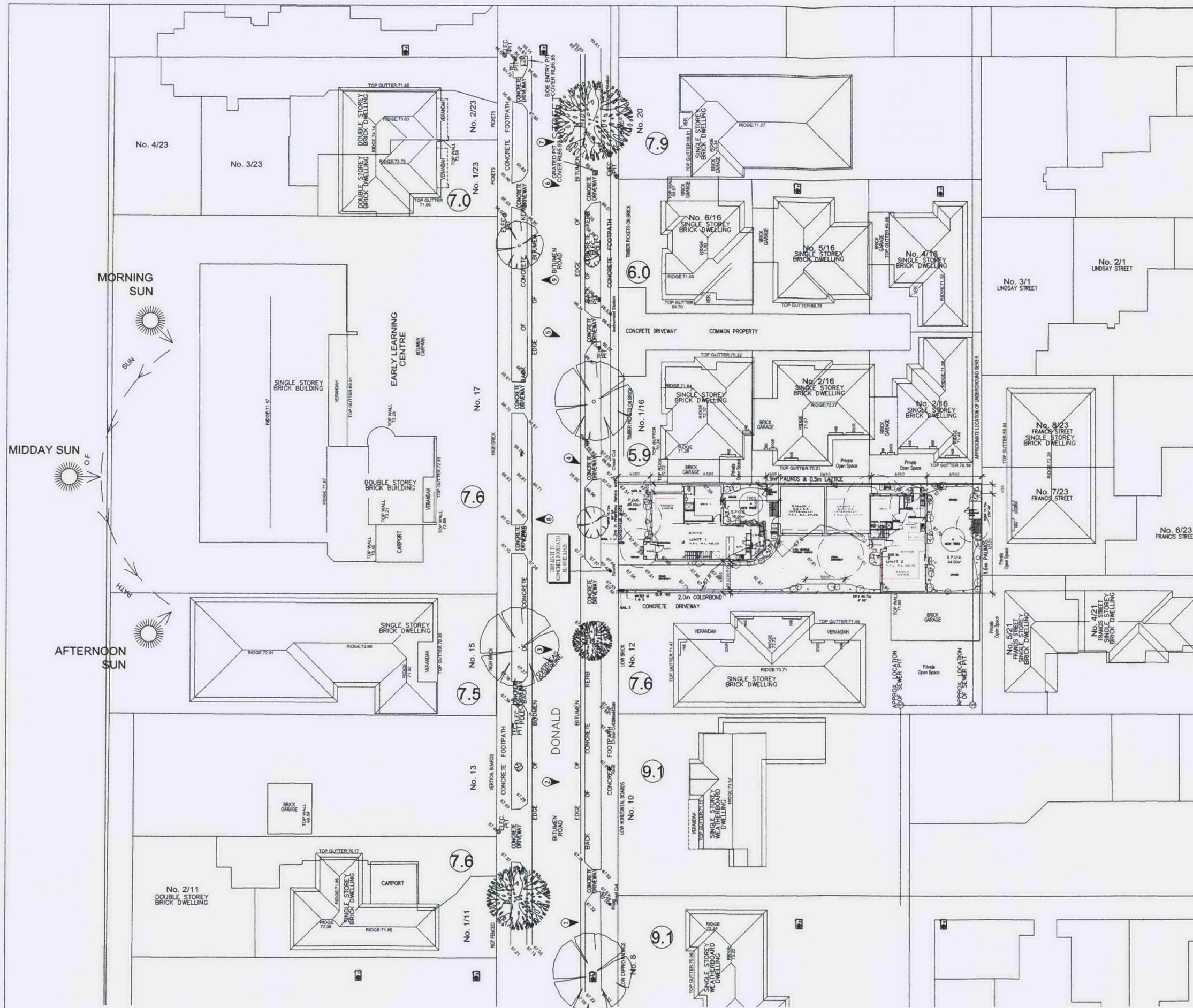
- ① Access to public transport - bus stops, bus terminals and train station, within 200m from the front of property.
- ② Access to local shops - Within 300m Clayton Shopping Centre and local shops.
- ③ Proximity to schools - Within 50m St. Peters School+ Clayton Primary School, 1.5km Monash Uni.
- ④ Proximity to reserve parks/ outside activities - Within 1.0km Fregon Reserve, 1.5km Namjira Park and Keeley Reserve.
- ⑤ Proximity to medical facilities - Within 100m Clayton Rd. clinics and Monash Medical Centre .



NOTE: ALL LEVELS TO A.H.D.

NEIGHBOURHOOD & SITE DESCRIPTION PLAN SCALE 1:250

| | | | | | | | | | | | | | | | |
|--|---------------------------|---|--|--|--|--|--|--|--------------|---|---|--|-------------------------|-----------------------|---|
| <p>No. AMENDMENTS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | | | | | | | | | <p>DATE:</p> | <p>© COPYRIGHT THIS DRAWING & DESIGN MUST NOT BE COPIED IN PART OR WHOLE WITHOUT THE WRITTEN AUTHORISATION FROM MBDG.</p> | <p>MBDG Mega Building Design Group</p> | <p>3 SANDALWOOD DRIVE OAKLEIGH SOUTH VIC. 3167 TEL: 0408 389 755 EMAIL: andrew@mbdg.com.au</p> | <p>SHEET No: 1 OF 6</p> | <p>DATE: 02-10-18</p> | <p>PROJECT: PROPOSED 2 UNIT DEVELOPMENT</p> |
| | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | |
| <p>DRAWING No: 05/18</p> | <p>SCALE: AS SHOWN A1</p> | <p>FOR: S & P KELEPOURIS</p> | | | | | | | | | | | | | |
| <p>JOB No: 463-TP</p> | <p>DESIGN: A.L.</p> | <p>AT: 14 DONALD STREET, CLAYTON VIC 3168</p> | | | | | | | | | | | | | |
| <p>REVISION:</p> | <p>DRAWN: S.M.</p> | <p>CHECKED: A.L.</p> | | | | | | | | | | | | | |



LEGEND

- ① → Direction/distance from public transport
- ▭ HW Habitable room window facing site
- ▭ LW Non habitable room window
- FP Fire place
- 1.65-1.9M high paling fence
- No front fence
- ⊕ 3.0M high shrub in adjoining property
- SEC □ Power/light pole
- SEC ○ Power supply pit
- ST ○ Significant tree in adjoining property
- NSV ○ Non significant vegetation on site/adjoining property
- STS ○ Significant tree on site
- Ⓡ Street tree
- SEP Side entry pit
- P Private open space
- ^ Vehicular crossing
- G Garage/carport
- SH Shed
- VER. Verandah
- POR. Porch
- BAL. Balcony
- PERG. Pergola
- WB Single storey weatherboard residence
- 1BV Single storey brick veneer residence
- 2BV 2-Storey brick veneer/rendered residence
- 4.0 Setback from front boundary line
- CL Clothes line
- CW Single storey conc. walls/tiled roof residence
- TEL Telecom pit
- PA Conc. paved area
- Pit
- Kerb outlet
- Street/traffic sign

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DESIGN RESPONSE:

1. THE SUBJECT SITE IS SUITABLE FOR 2 UNIT DEVELOPMENT IN RELATION TO AREA IN m² AND LOCATION.
2. EACH UNIT HAS ITS OWN DOUBLE GARAGE.
3. UNIT 1 HAS FRONT SETBACK THE MINIMUM REQUIREMENT UNDER MONASH PLANNING POLICY 4.0M WITH NEW ZONING.
4. SIMILAR 2/3 UNIT DEVELOPMENT IS RECENTLY APPROVED AND BUILT ON PROPERTIES IN THIS STREET.
5. OVERLOOKING IS MINIMISED BY PROVIDING SCREENING OR OBSCURED HABITABLE ROOM WINDOWS FACING TO ADJACENT PROPERTIES. (SEE ELEVATION PLANS).
6. BOTH UNITS HAVE FUNCTIONAL SPOS FACING SOUTH.
7. LIVING AREAS OF BOTH UNITS ARE DIRECTLY CONNECTED TO SPOS.
8. BOTH UNITS ARE BRK./VNR DWELLINGS WITH ARCHITECTURAL FEATURES + INNOVATIVE DESIGN TO INTEGRATE AND IMPROVE THE EXISTING NEIGHBOURING CHARACTER.
9. GARAGE TO UNITS ARE LOCATED AGAINST EASTERN BOUNDARY TO MAXIMISE USABLE AREA AND TO ACT AS A VISUAL AND NOISE BARRIER BETWEEN THE 2 PROPERTIES.
10. TRELLIS FENCING & LANDSCAPING WILL BE PROVIDED AT WESTERN, EASTERN AND SOTHERN BOUNDARY TO PREVENT VISUAL + NOISE IMPACT TO THESE PROPERTES.
11. GARAGE 1 & 2 ARE LOCATED ON THE EASTERN BOUNDARY TO MAXIMISE USABLE AREA
12. ALL UPPER STOREY H.W.'S FACING SPOS AND H.W.'S TO ADJOINING PROPERTIES ARE SCREENED OR HAVE OBSCURED GLAZING TO 1.7m ABOVE F.F.L.
13. THE 2 STOREY COMPONENT IS REAL EVIDENCE WITHIN THE IMMEDIATE NEIGHBOURHOOD.
14. MATERIALS, COLOURS AND TEXTURES ARE SELECTED TO HIGHLIGHT THE ARCHITECTURAL FORMS AND REFLECT THE NEIGHBOURING DWELLINGS (LOW PITCH HIP/GABLE ROOF WITH TILES).
15. USUAL SERVICES ARE AVAILABLE WITHIN THE SITE AREA AND WITHIN DONALD ST. AT FRONT.
16. MAINTAIN SUFFICIENT DIMENSIONS TO ENABLE FUTURE PLANTING OF LARGER SHADE TREES IN EACH SPACE.

DESIGN RESPONSE PLAN SCALE 1:250

| | | | | | | | |
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|------------------------|--------------|--|---|--|--|--|--|

LEGEND

- ① → Direction/distance from public transport
- Schools/local shops/parks
- HW Habitable room window facing site
- W Non habitable room window
- FP Fire place
- 1.65-1.9m high paling fence
- No front fence
- ⊗ 3.0m high shrub in adjoining property
- SEC ○ Power/light pole
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- WB Single storey weatherboard residence
- 1BV Single storey brick veneer residence
- 2BV 2-Storey brick veneer/rendered residence
- ⊙ Setback from front boundary line
- CL Clothes line
- CW Single storey conc. walls/tiled roof residence
- TEL Telecom pit
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SITE ANALYSIS

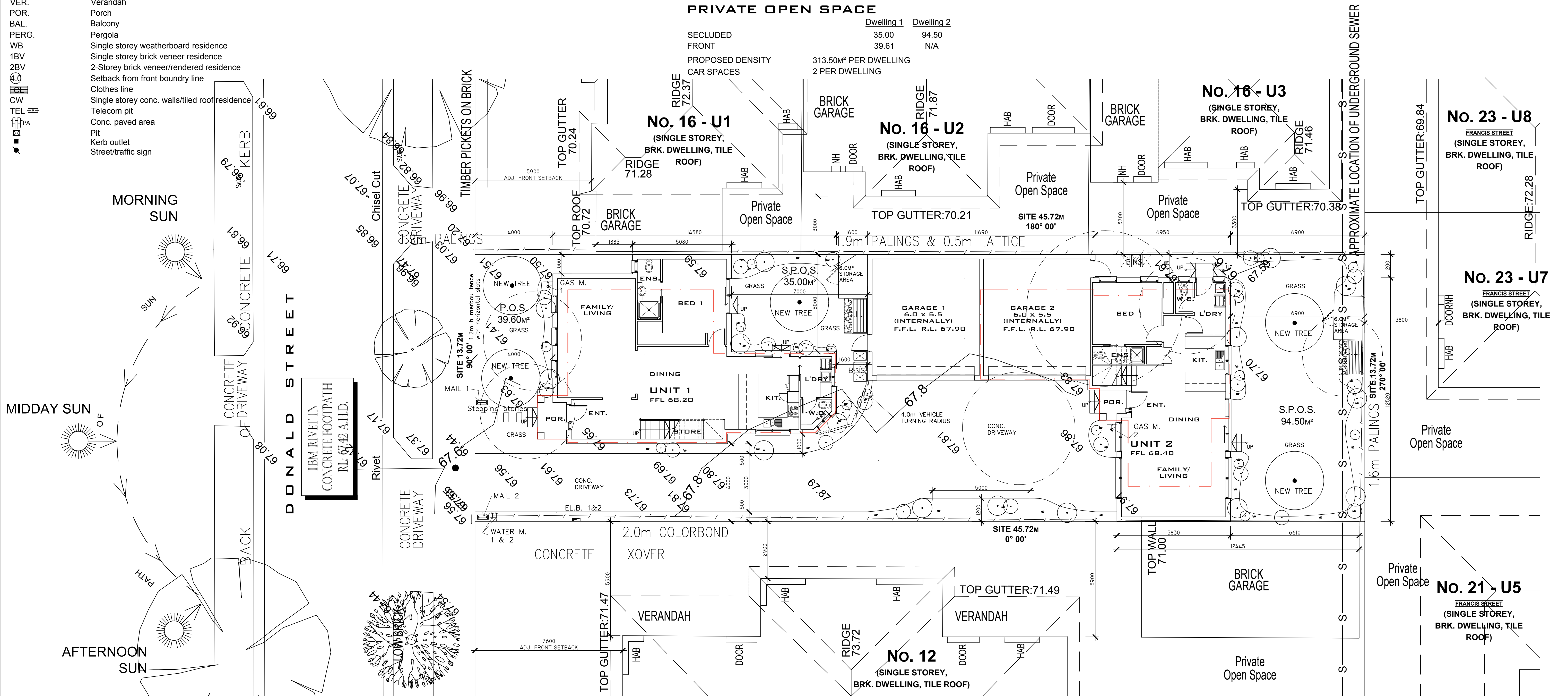
| AREA | M ² | |
|------------------------------------|--------------------------------------|------------|
| SITE AREA | 627.00 | |
| GROUND FLOOR | Dwelling 1 | Dwelling 2 |
| - FLOOR AREA | 104.91 | 80.27 |
| - PORCH (ROOFED) | 3.10 | 2.00 |
| - GARAGE | 37.75 | 36.55 |
| FIRST FLOOR | | |
| - FLOOR AREA | 83.12 | 84.76 |
| - BALCONY AREA | 3.50 | 2.25 |
| TOTAL AREA (EXCLUDING FIRST FLOOR) | 145.76 | 118.82 |
| TOTAL AREA | 228.88 | 207.73 |
| BUILDING SITE COVERAGE | 264.58M ² /42.19% of site | |
| GREEN AREA-MIN DIMENSION 1M | 200.28M ² /31.94% of site | |
| PERMEABLE AREA | 221.09M ² /35.26% of site | |

PRIVATE OPEN SPACE

| | Dwelling 1 | Dwelling 2 |
|-----------------------------|---|------------|
| SECLUDED FRONT | 35.00 | 94.50 |
| | 39.61 | N/A |
| PROPOSED DENSITY CAR SPACES | 313.50M ² PER DWELLING 2 PER DWELLING | |

SCHEDULE OF CONSTRUCTION MATERIALS & COLOURS

| COMPONENT | UNIT 1 - | UNIT 2 - |
|------------------|-----------------------------------|-----------------------------------|
| ROOF | TILES/CHARCOAL | TILES/CHARCOAL |
| GUTTERS/D.PIPES | COLORBOND/DARK GRAY | COLORBOND/DARK GRAY |
| WINDOWS | ALUMINIUM/DARK GRAY | ALUMINIUM/DARK GRAY |
| EXTERNAL WALLS | | |
| - GRND BRK./WORK | REDISH/BROWN BR/WORK/DARK GRAY | REDISH/BROWN BR/WORK/DARK GRAY |
| - 1ST FLR. | LIGHT GRAY RENDER | LIGHT GRAY RENDER |
| GARAGE DOORS | COLORBOND LIFT-UP PANEL/DARK GRAY | COLORBOND LIFT-UP PANEL/DARK GRAY |
| PAVING | CHARCOAL COLOUR DRIVEWAY | CHARCOAL COLOUR DRIVEWAY |
| PATHWAYS | COLOUR CONC. | COLOUR CONC. |
| FRONT FENCE | 1.2M HIGH MERBOU HORIZONTAL SLATS | 1.2M HIGH MERBOU HORIZONTAL SLATS |



PROPOSED GROUND FLOOR SITE LAYOUT & LANDSCAPE CONCEPT PLAN 1:100

| No. | AMENDMENTS: | DATE: |
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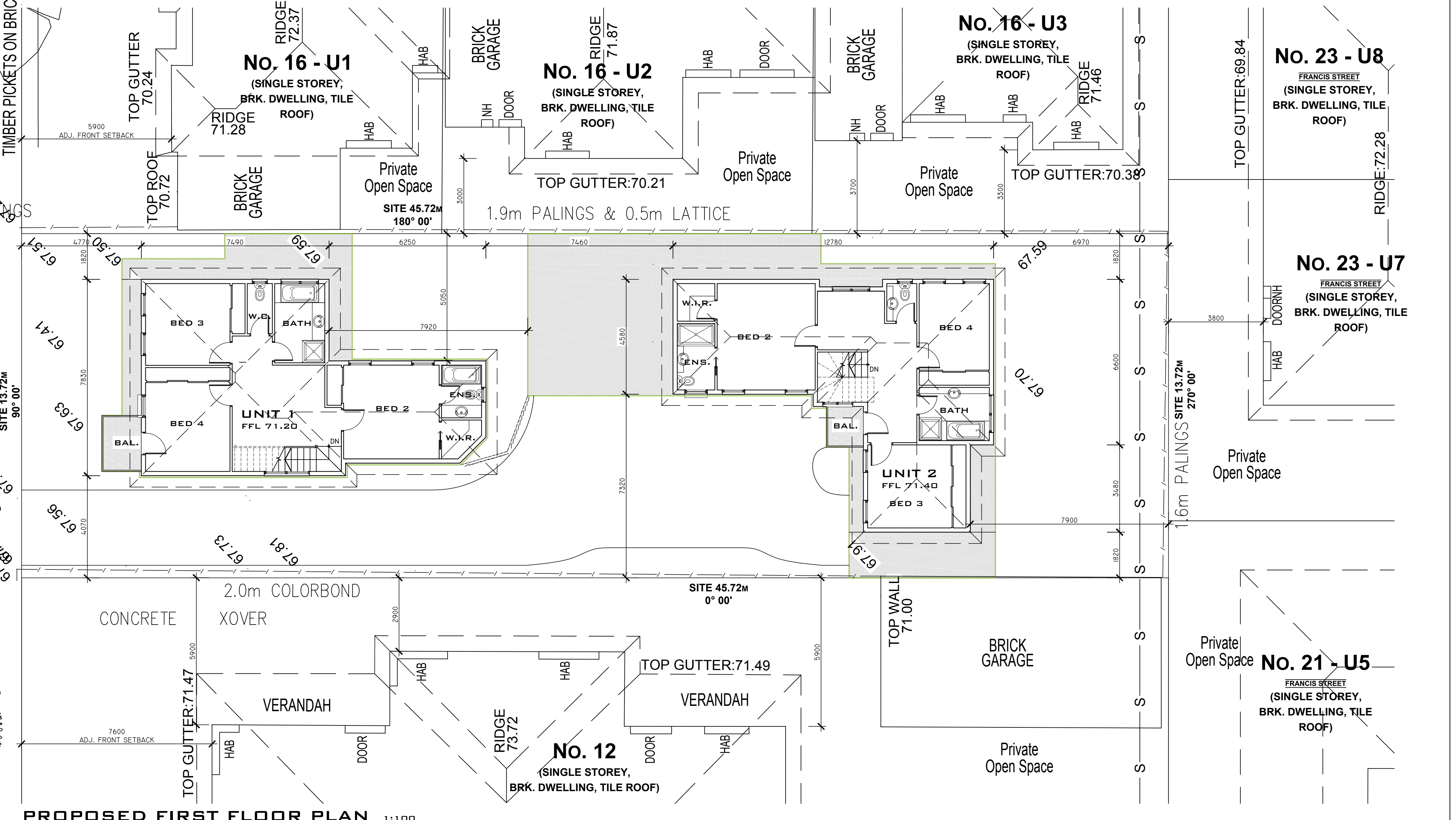
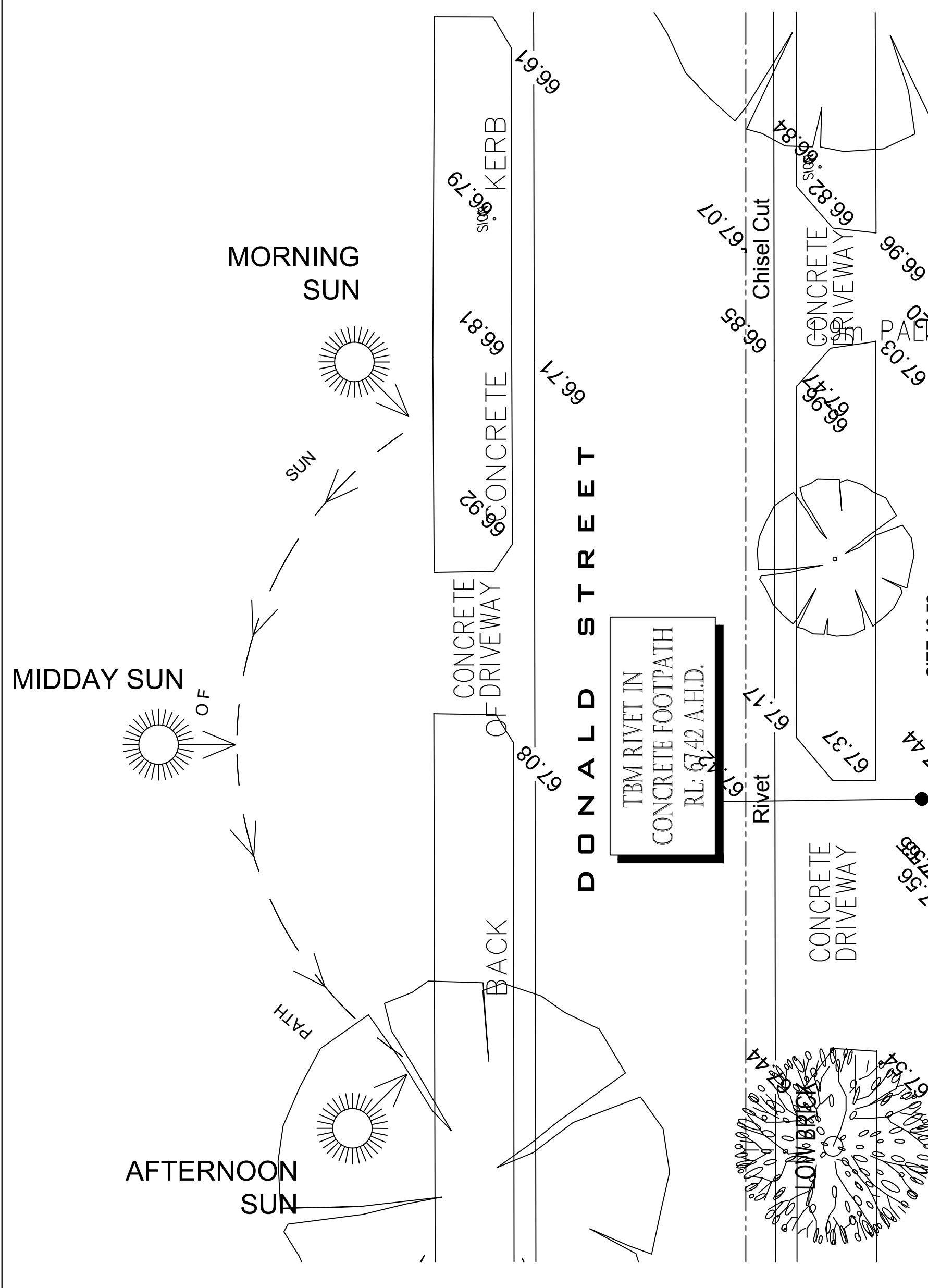
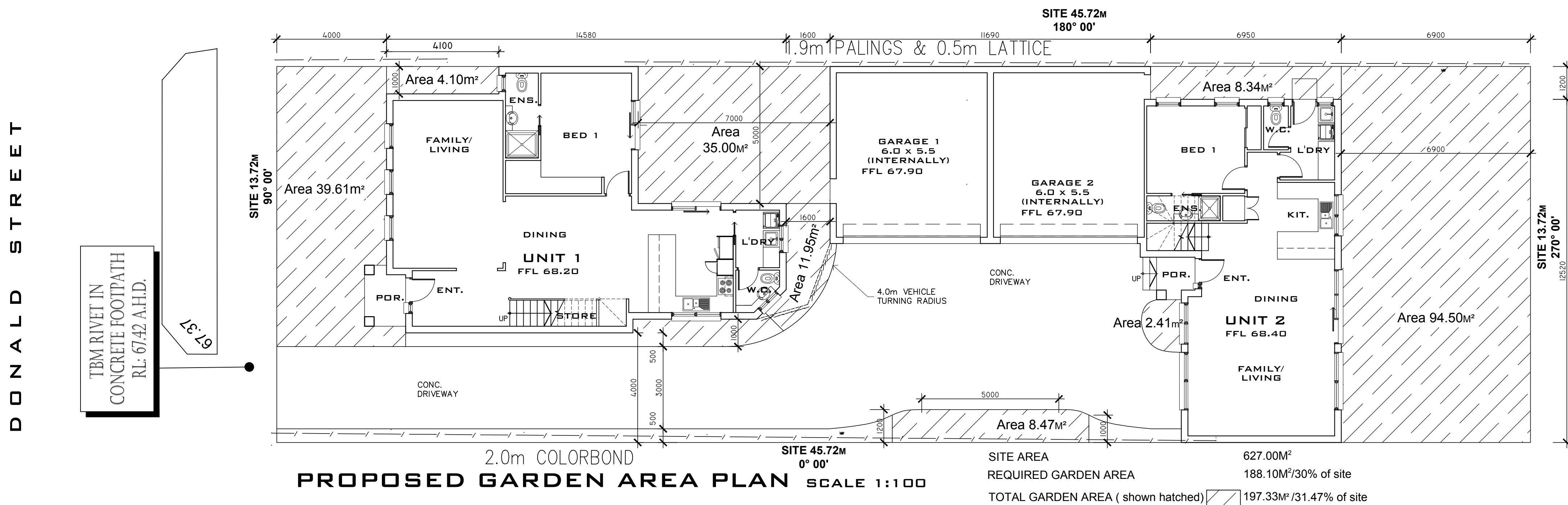


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| JOB No: | 463-TP | DESIGN: | A.L. |
| REVISION: | A 20/02/19 | DRAWN: | S.M. |
| | | CHECKED: | A.L. |

PROJECT: PROPOSED 2 UNIT DEVELOPMENT
FOR: S & P KELEPOURIS
AT: 14 DONALD STREET,
CLAYTON VIC 3168

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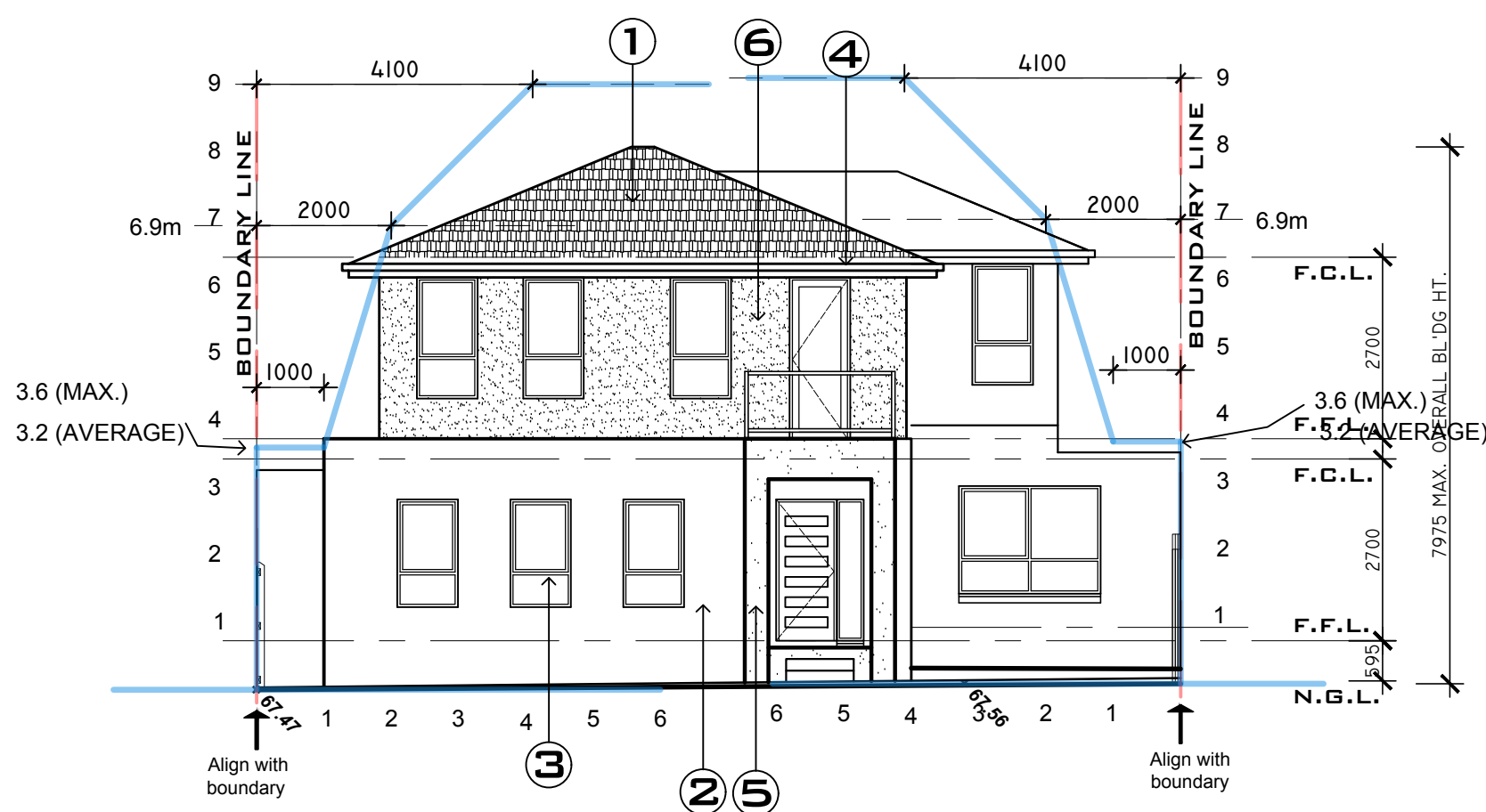
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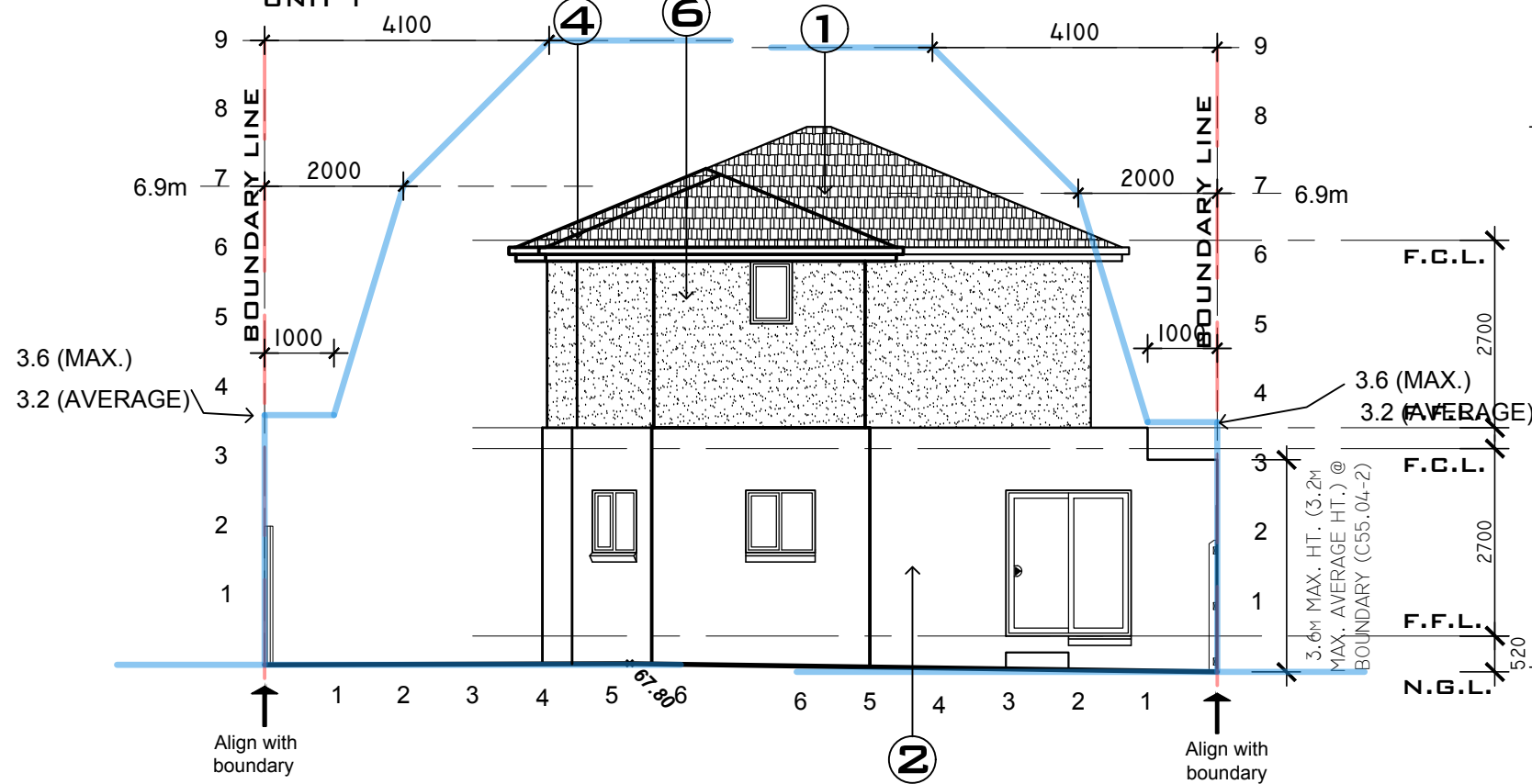
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| REVISION: | A 20/02/19 | DRAWN: | S.M. |
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PROJECT: PROPOSED 2 UNIT DEVELOPMENT

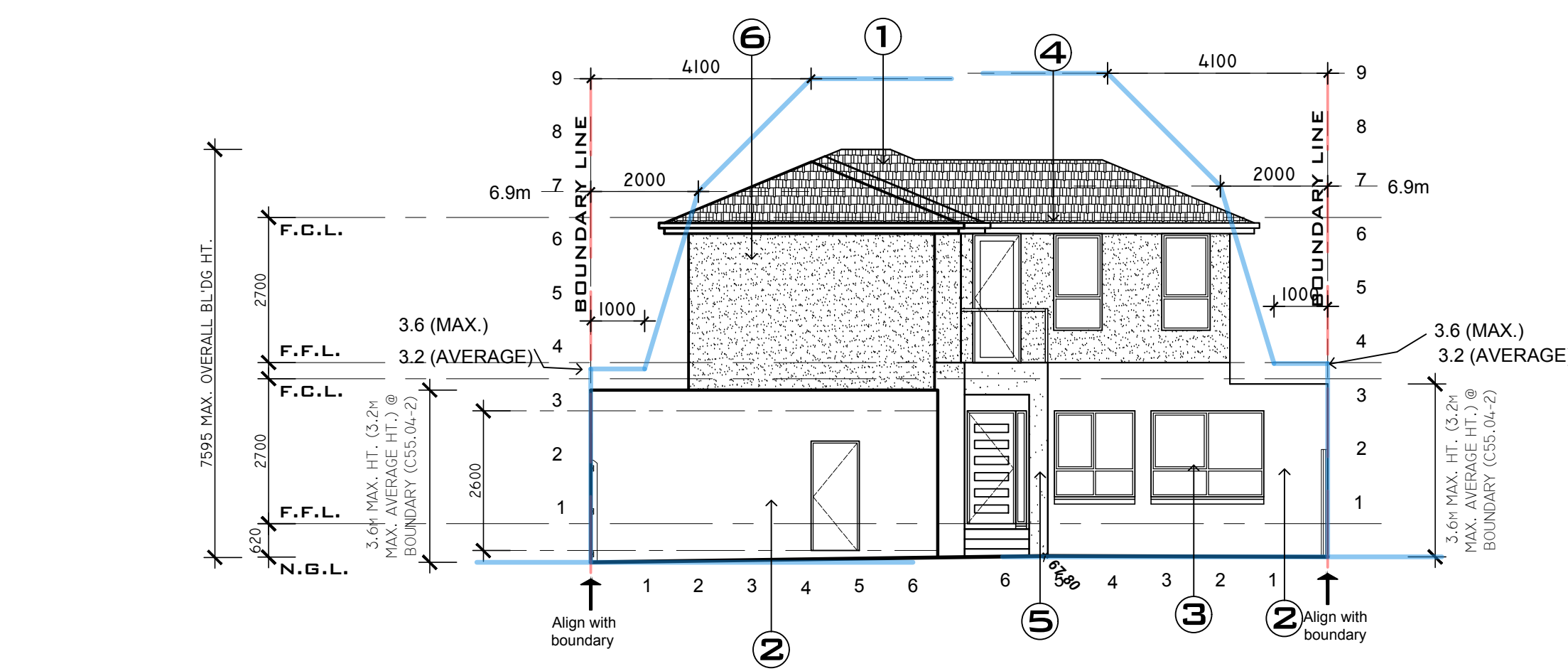
FOR: S & P KELEPOURIS
 AT: 14 DONALD STREET,
 CLAYTON VIC 3168



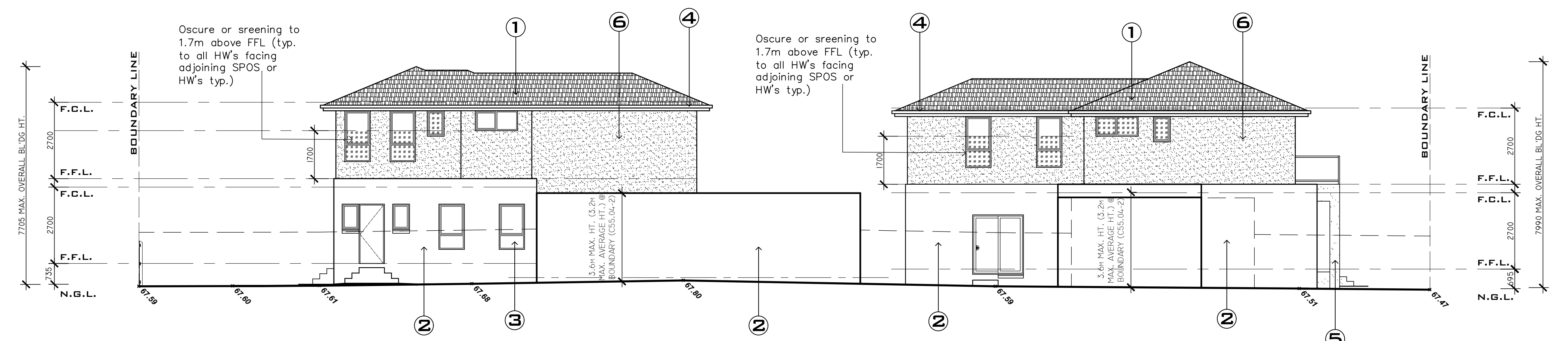
NORTH ELEVATION 1:100
UNIT 1



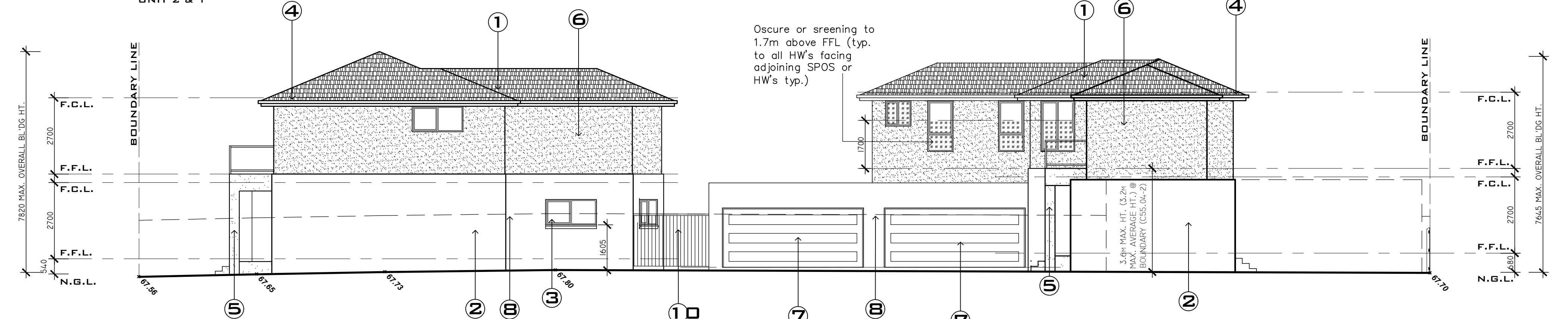
SOUTH ELEVATION 1:100
UNIT 1



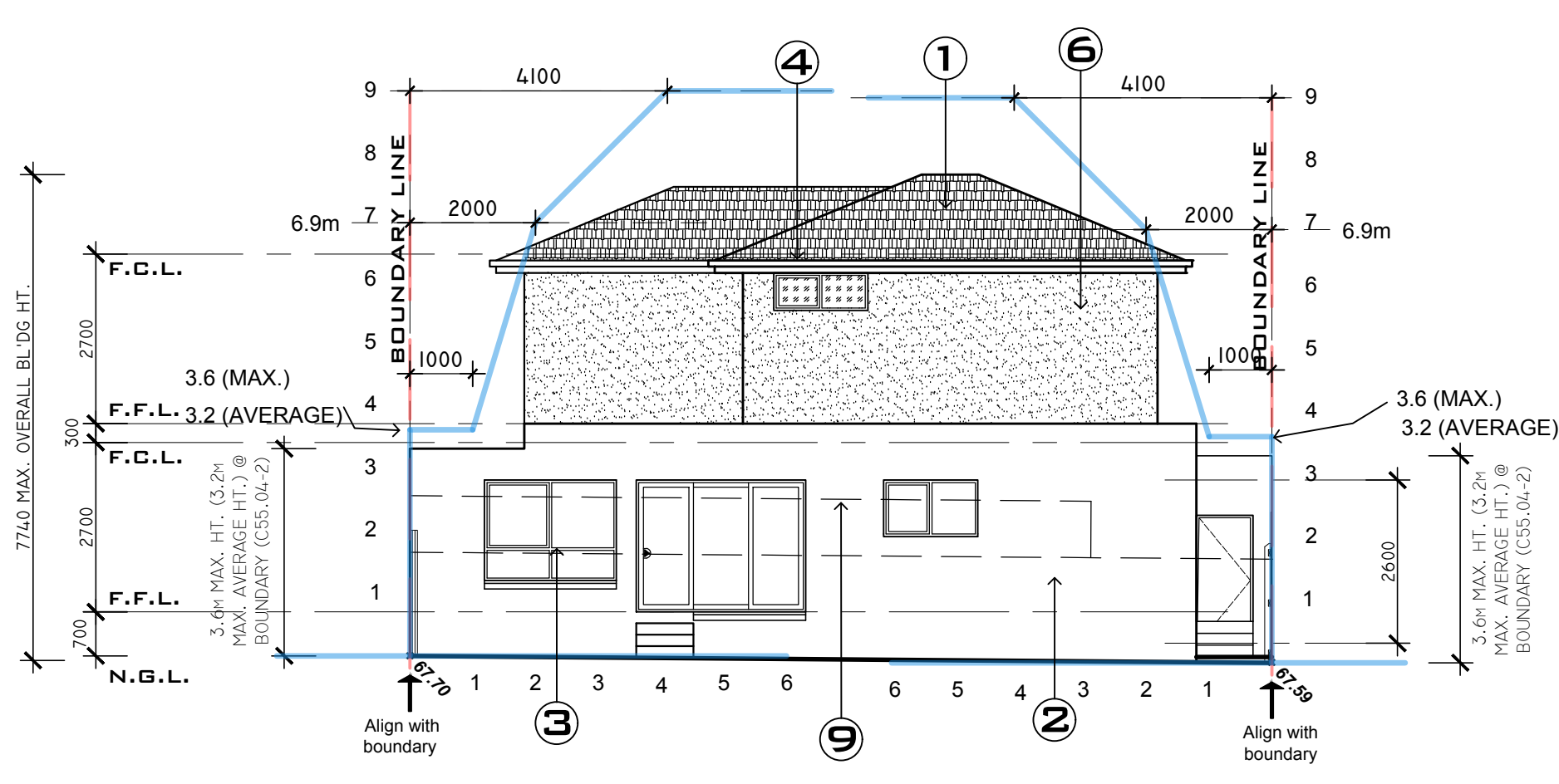
NORTH ELEVATION 1:100
UNIT 2



EAST ELEVATION 1:100
UNIT 2 & 1



WEST ELEVATION 1:100
UNIT 1 & 2



SOUTH ELEVATION 1:100
UNIT 2

LEGEND

- 1 - TILE ROOF (LOW PITCH)
- 2 - FACE BRICKWORK (TYP.)
- 3 - ALUMINIUM WINDOWS/DOORS (TYP.)
- 4 - COLORBOND FASCIAS & GUTTERS (TYP.)
- 5 - ACRYLIC DARK GRAY RENDER FINISH PIERS
- 6 - ACRYLIC RENDER FINISH
- 7 - COLORBOND PANEL-LIFT GARAGE DOORS
- 8 - EXISTING 2.0M H. COLORBOND FENCE
- 9 - EXISTING 1.6M H. PALING FENCE PLUS 900MM TRELLIS OVER
- 10 - NEW 1.8M H. PALING FENCE



STREETSCAPE ELEVATION SCALE 1:100

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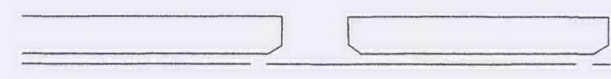
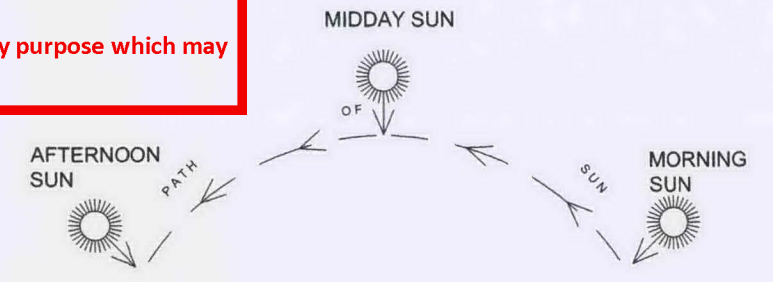
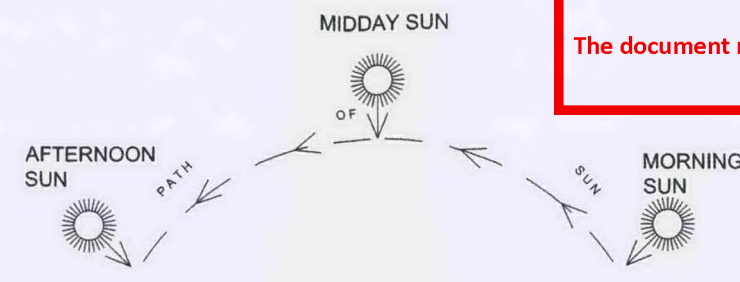
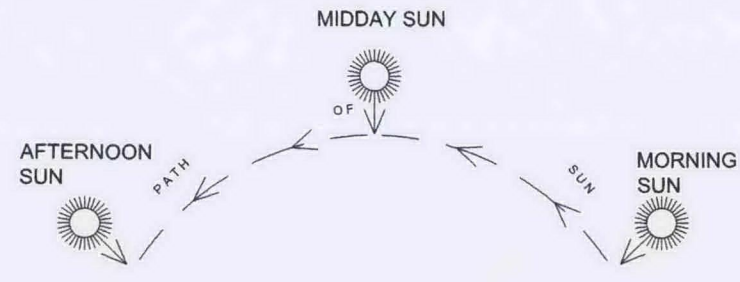


3 SANDALWOOD DRIVE
OAKLEIGH SOUTH VIC. 3167
TEL: 0408 389 755
EMAIL: andrew@mbdg.com.au

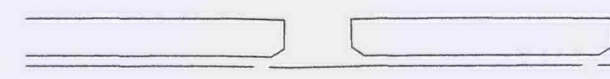
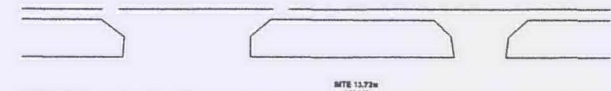
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| SHEET No: | 5 OF 6 | DATE: | 02-10-18 |
| DRAWING No: | 05/18 | SCALE: | AS SHOWN A1 |
| JOB No: | 463-TP | DESIGN: | A.L. |
| REVISION: | A 20/02/19 | DRAWN: | S.M. |
| | | CHECKED: | A.L. |

| | |
|-----------------|---------------------------------------|
| PROJECT: | PROPOSED 2 UNIT DEVELOPMENT |
| FOR: | S & P KELEPOURIS |
| AT: | 14 DONALD STREET, CLAYTON VIC 3168 |

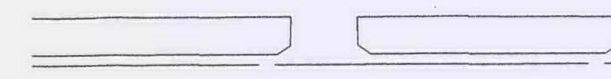
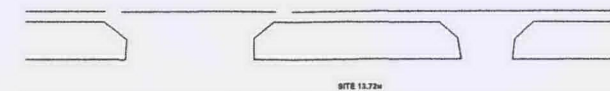
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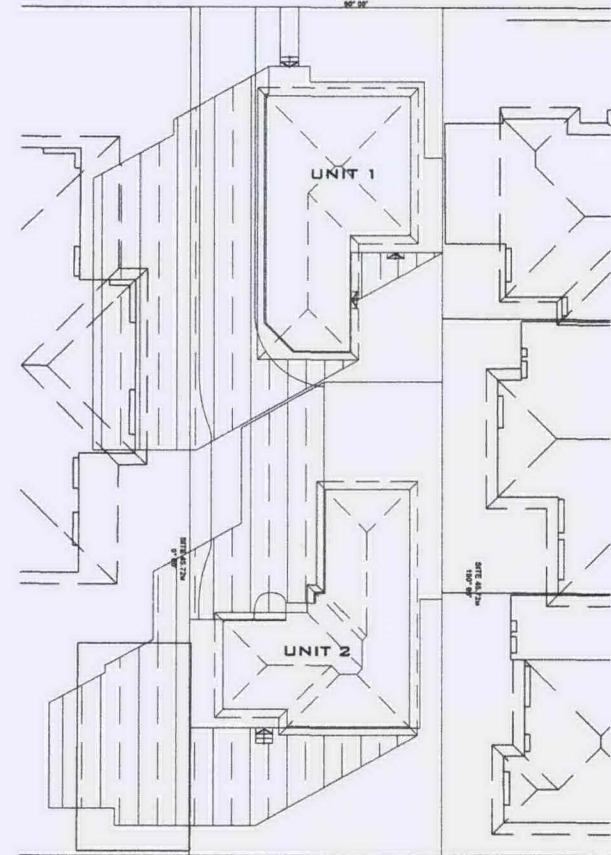
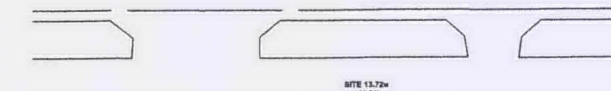
DONALD STREET



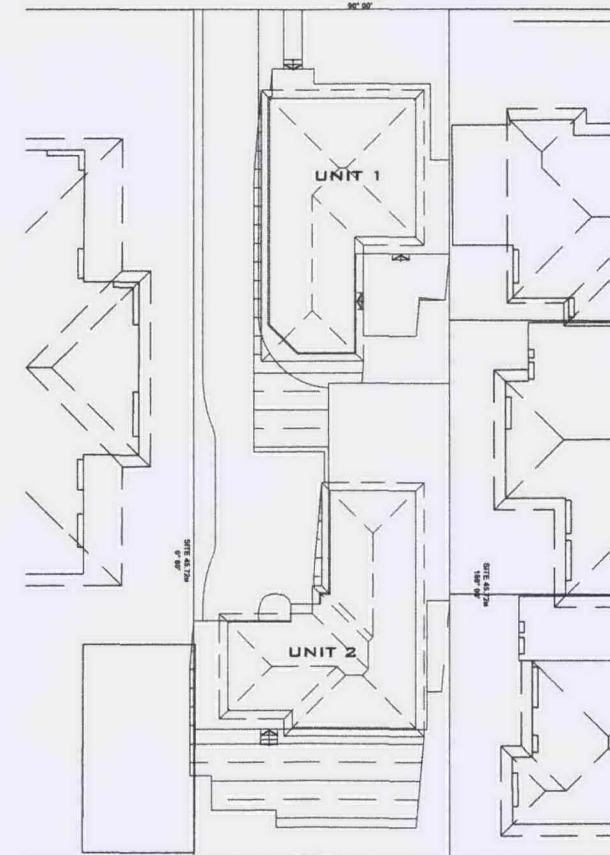
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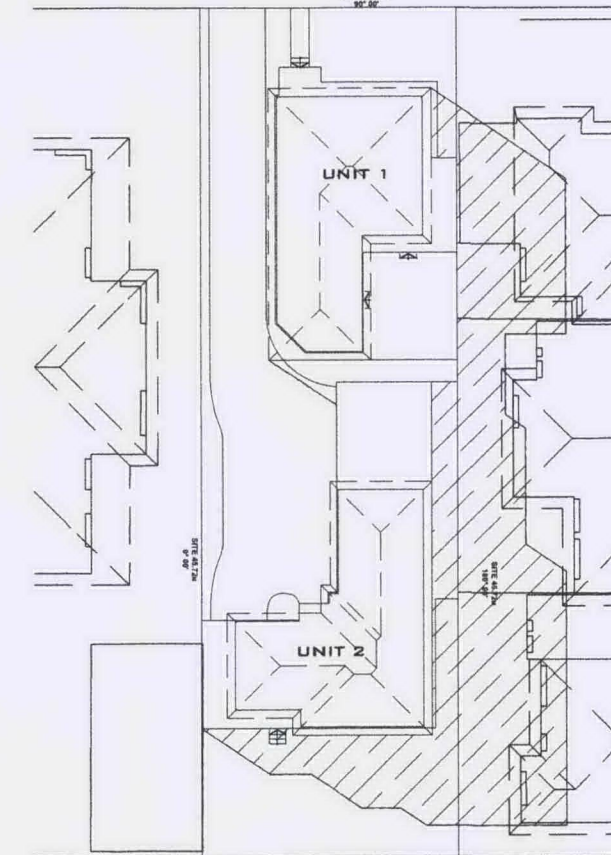
DONALD STREET



SHADOW DIAGRAM PLAN SCALE 1:200
SEPTEMBER EQUINOX @ 9.00 A.M.



SHADOW DIAGRAM PLAN SCALE 1:200
SEPTEMBER EQUINOX @ 12.00 NOON



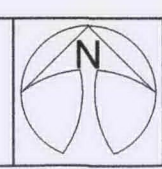
SHADOW DIAGRAM PLAN SCALE 1:200
SEPTEMBER EQUINOX @ 3.00 P.M.

| No: | AMENDMENTS: | DATE: |
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SHADOW LEGEND

- NEW SHADOW PROJECTED SEPTEMBER EQUINOX @ 9.00AM, ALTITUDE:32° - AZMUTH:61°
- NEW SHADOW PROJECTED SEPTEMBER EQUINOX @ 12.00NOON, ALTITUDE:52° - AZMUTH:5°
- NEW SHADOW PROJECTED SEPTEMBER EQUINOX @ 3.00PM, ALTITUDE:36° - AZMUTH:304°



MBDG
Mega Building Design Group

3 SANDALWOOD DRIVE
OAKLEIGH SOUTH VIC. 3167
TEL: 0408 389 755
EMAIL: andrew@mbdg.com.au

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|-------------------|--------------------|
| SHEET No: 6 OF 6 | DATE: 02-10-18 |
| DRAWING No: 05/18 | SCALE: AS SHOWN A1 |
| JOB No: 463-TP | DESIGN: A.L. |
| REVISION: | DRAWN: S.M. |
| | CHECKED: A.L. |

PROJECT: PROPOSED 2 UNIT DEVELOPMENT

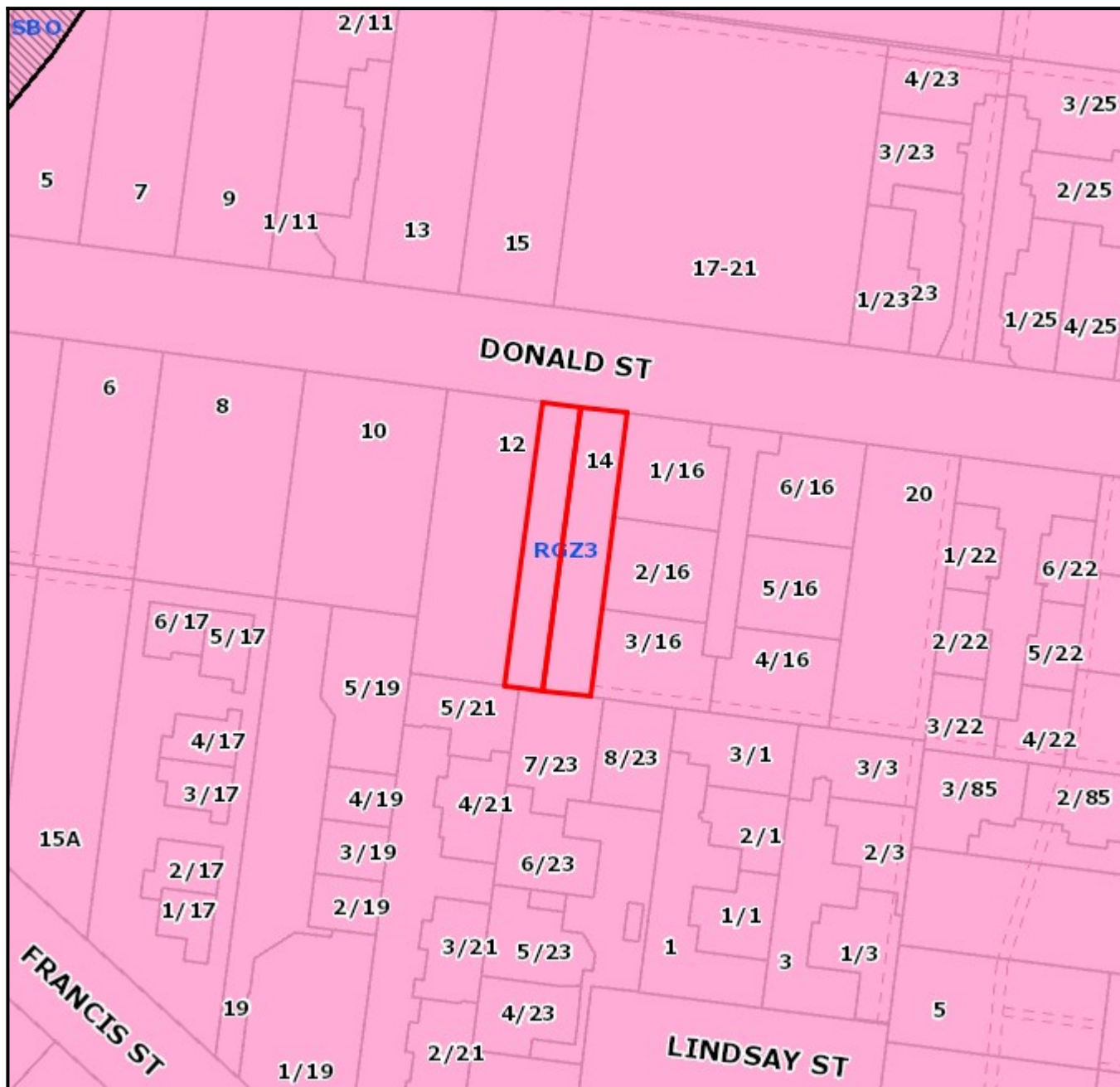
FOR: S & P KELEPOURIS
AT: 14 DONALD STREET, CLAYTON VIC 3168

Attachment 2: 14 Donald Street, Clayton





Planning Overlays and Zones



Legend

Planning Zones

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Planning Overlays

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N
1:1000

Address: 14 Donald Street CLAYTON VIC 3168

Area: 627 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.