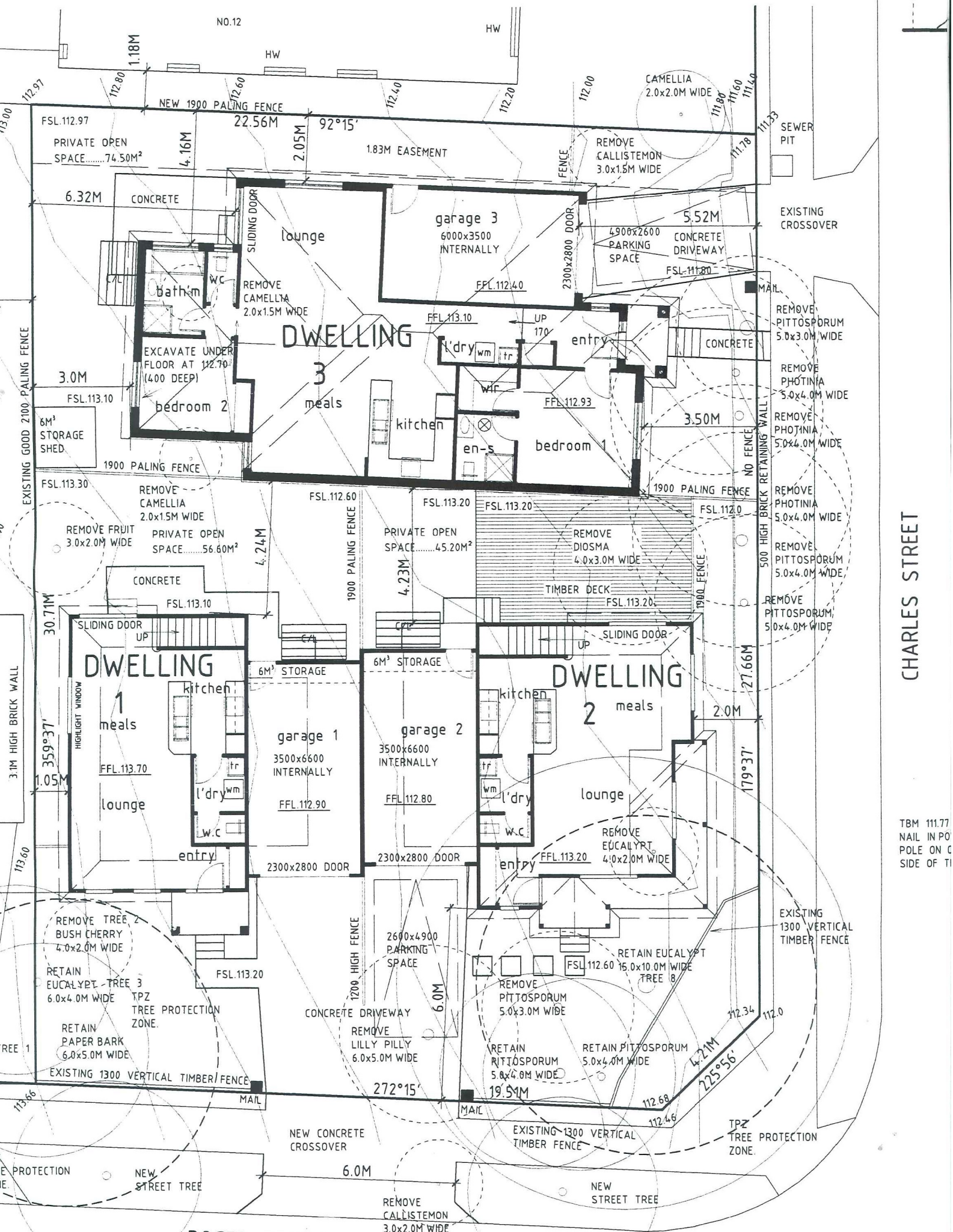


SINGLE STOREY MOCK BRICK
HOUSE. TILED HIP ROOF

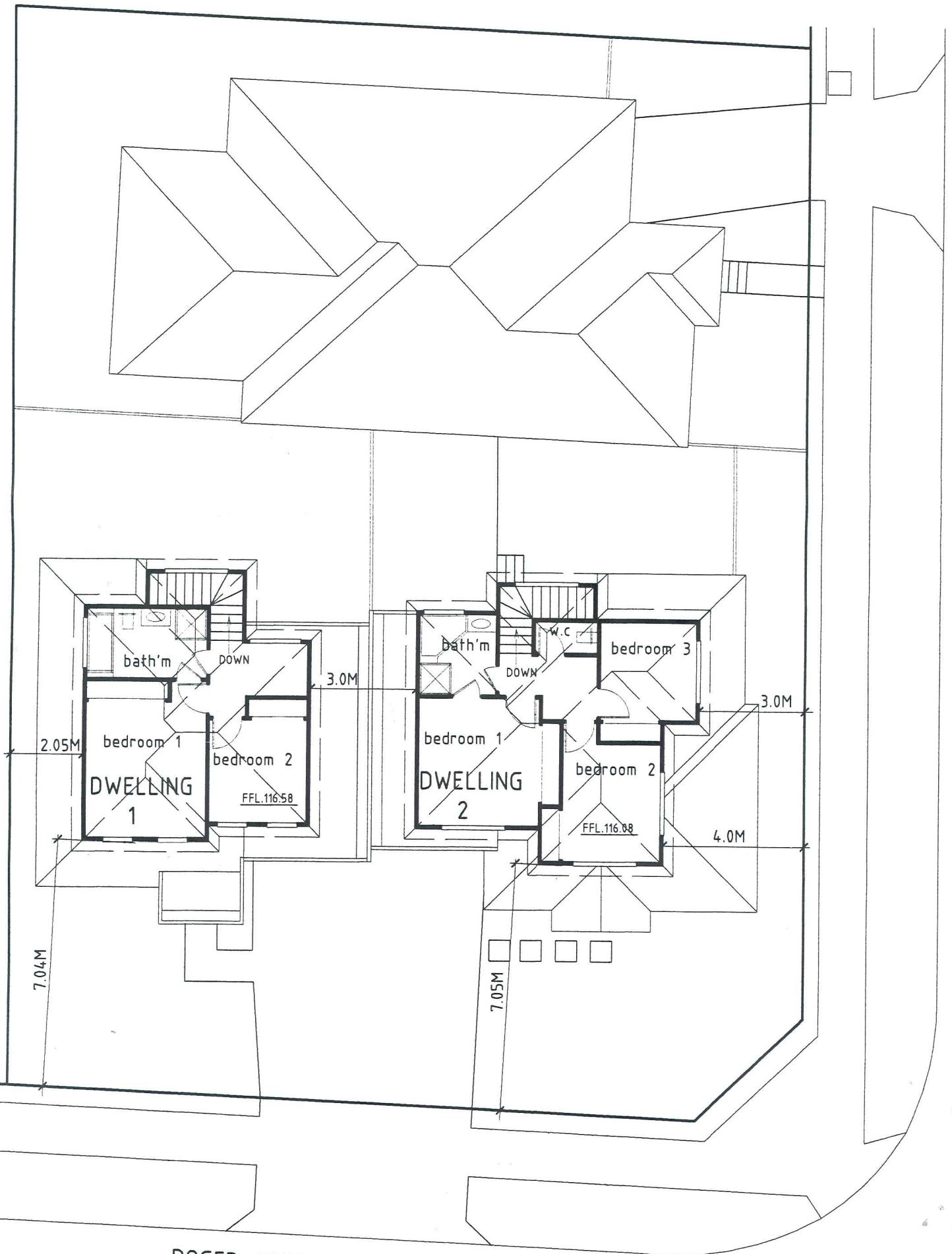


CHARLES STREET

TBM 111.77
NAIL IN PO
POLE ON C
SIDE OF T

ROGER COURT

SITE DEVELOPMENT PLAN



ROGER COURT

SITE DEVELOPMENT PLAN

FIRST FLOOR PLANS
ALL LEVELS ARE TO AHD



TBM 111.77
NAIL IN PC
POLE ON I
SIDE OF T

PROVIDE 70X12 TREATED PINE TIMBER EDGING BETWEEN ALL NEW GARDEN BEDS AND LAWN AREAS.

PROVIDE 75mm DEEP OF GARDEN MULCH TO ALL NEW GARDEN BEDS. MULCH MUST NOT BE DERIVED FROM THREATENED FOREST COMMUNITIES SUCH AS JARRAH & RED GUM. APPROPRIATE MULCH INCLUDED EUCY-MULCH OR PINE BARK MULCH.

NEW LAWN AREAS ARE TO ESTABLISHED WITH SEED, UTILISING A NON-INVASIVE GRASS SPECIES LIKE QUEENSLAND BLUE-GRASS, RED-LEG GRASS, WEEPING GRASS, CREEPING BENT GRASS, CLUSTERED WALLABY GRASS, KENTUCKY BLUE-GRASS OR TALL FESCUE.

NO IRRIGATION TO BE INSTALLED. IF IRRIGATION IS REQUIRED IN FUTURE IT IS OF NOTE THAT SPRAY IRRIGATION IS NOT APPROPRIATE IN THE CURRENT DROUGHT CONDITIONS & WATER RESTRICTIONS, THEREFORE DRIPPERS OR AQUA HOSE WOULD BE MORE SUITABLE CHOICE.

PLANTING:

ALL NEW GARDEN BEDS SHOULD BE THOROUGHLY DUG OVER & ALL BUILDING DEBRIS AND WEEDS REMOVED. THE FINAL LAYER OF TOPSOIL SHOULD BE LEVEL WITH THE DRIVEWAY & SURROUNDING PATHWAYS. BLOOD AND BONE FERTILIZER SHOULD BE DUG INTO THE SOIL AT A RATE OF 3 HANDFULS/m². THIS SHOULD BE THOROUGHLY WATERED INTO THE SOIL BEFORE AND PLANTING BEGINS. THE PLANTING HOLE SHOULD BE DEEPER AND WIDER THEN THE POT. ALL TREES SHOULD HAVE WOODEN TREE STAKES & TREE TIES. THE POT SIZE IN THE PLANT SCHEDULE IS THE MINIMUM POT SIZE RECOMMENDED. ALL PLANTS SHOULD BE THOROUGHLY WATER BY HAND AFTER PLANTING AND CONTINUE TO BE WATERED BY HAND UNTIL OCCUPANCY.

PLANTING SCHEDULE

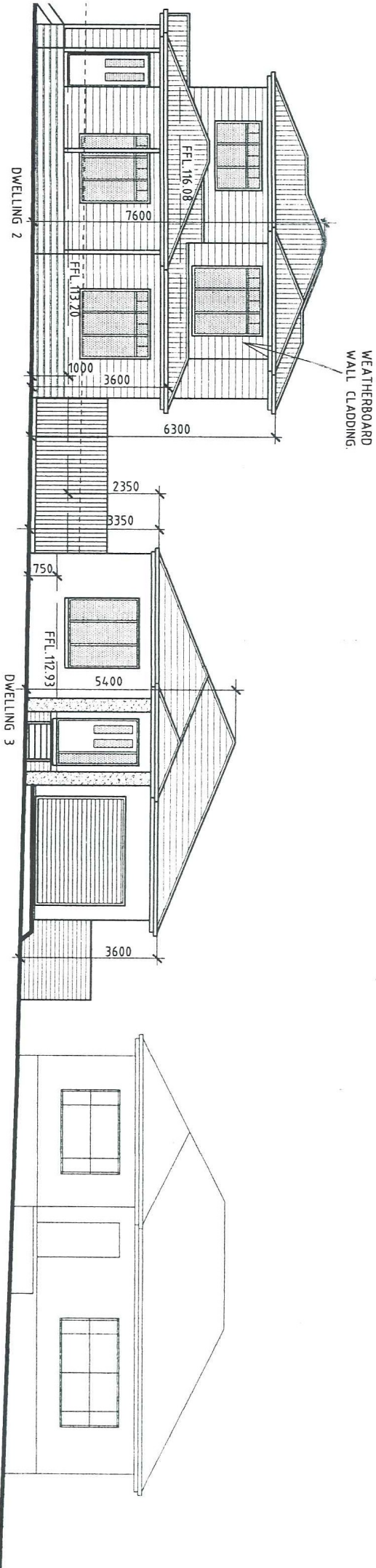
CODE		COMMON NAME	POT SIZE	QUANTITY	HEIGHTXWIDTH (m)
CANOPY TREES					
ES	EUCALYPTUS SIDERROXYLON ROSEA	PINK FLOWERED IRONBARK	200 DIA	3	15X6
LARGE SHRUBS					
KB	KUNZEA BAXTERI	KUNZEA ERICOIDES	100 DIA	11	3X2
PR	POMADERRIS RACEMOSA	LEPTOSPERMUM COPPER	100 DIA	7	3X2
SHRUBS					
AM	ACACIA MYRTIFOLIA	MYRTLE WATTLE	100 DIA	8	3X1.5
CC	CALLISTEMON CAPTAIN COOK	DWARF BOTTLEBRUSH	100 DIA	10	1.2X1.5
GJ	GREVILLEA JOHN EVANS	GREVILLEA	100 DIA	10	1.5X1.5
CD	CORREA	DUSKY BELLS	100 DIA	23	1X0.8
VH	VIOLA HEDERACEA	NATIVE VIOLET	80 DIA	20	0.3X0.8
PROSTRATES					
CP	GREVILLEA	CONFERTIFOLIA	80 DIA	18	0.3X0.8

TREE PROTECTION NOTES

1. TREE PROTECTION ZONES (TPZ) FOR ALL TREES BEING RETAINED, INCLUDING THOSE TREES LOCATED ON ADJACENT LAND WHICH MAY BE IMPACTED BY WORKS, MUST BE FENCED OFF PRIOR TO COMMENCEMENT OF ALL WORKS. FENCING MEASURES ARE TO BE RETAINED DURING CONSTRUCTION PERIOD. WHERE APPROVED BUILDINGS & DRIVEWAYS ARE WITHIN THE TREE PROTECTION ZONES, THE FENCE SHOULD BE AS CLOSE TO THE BUILDINGS OR DRIVEWAYS AS IS PRACTICALLY POSSIBLE.
2. FENCING MUST PROVIDE AN EFFECTIVE PHYSICAL BARRIER USING EITHER;
 - A) 1.5M-1.8M HIGH WIRE MESH FENCING, OR
 - B) 1.5M-1.8M HIGH WIRE REINFORCED PARA-WEB MESH. REINFORCING FENCING WIRES MUST BE USED AT THE TOP, BOTTOM & AT LEAST ONCE AT THE HALF WAY HEIGHT.
 & MUST REMAIN IN PLACE & IN GOOD CONDITION AT ALL TIMES. SIGNS LABELLED 'TREE PROTECTION ZONE-KEEP OUT' OR SIMILAR MUST BE PLACED ON THE FENCE & VISIBLE FROM ALL SIDES.
3. A CONSULTING ARBORIST MUST SUPERVISE ANY EXCAVATION WORKS WITHIN THE TREE PROTECTION ZONES ON THE SUBJECT LAND & ANY INSTANCE WHERE TREES ON ADJOINING PROPERTIES MAY BE IMPACTED.
4. NO FILLING, TRENCHING OR EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONES EXCEPT FOR BUILDINGS & FOOTINGS AS APPROVED BY THE RESPONSIBLE AUTHORITY. ANY ROOTS ENCOUNTERED WHEN EXCAVATING FOR FOOTINGS MUST BE CUT CLEANLY, FLUSH TO THE EDGE OF EXCAVATION, WITH A CLEAN SAW.
5. MATERIALS & MACHINERY ARE NOT TO BE STORED IN TREE PROTECTION ZONES.
6. WASTE IS NOT TO BE DUMPED OR STORED IN TREE PROTECTION ZONES.
7. NO RESIDUAL HERBICIDES ARE TO BE USED WITHIN THE TREE PROTECTION ZONES.
8. UTILITIES MUST BE ROUTED OUTSIDE TREE PROTECTION ZONES. IF UTILITIES MUST PASS THROUGH THIS ZONE, THERE WILL BE NO MACHINE TRENCHING, RATHER THRUST BORING MUST BE UTILISED OR A CONSULTING ARBORIST MUST SUPERVISE HAND DIGGING, & DETERMINE IF ROOTS MAY BE CUT OR IF SERVICES MUST BE TUNNELLED BENEATH THE ROOTS.
9. ANY PRUNING OF THE CANOPIES REQUIRED FOR BUILDING OR VEHICLE CLEARANCE, OR OTHER REASONS, IS TO BE DONE BY A QUALIFIED ARBORIST TO AUSTRALIAN STANDARD 4373-2007.
10. THE TREE PROTECTION ZONE MUST BE MULCHED WITH A 75MM LAYER OF ORGANIC WOODCHIP MULCH.
11. A MANUALLY OPERATED SURFACE DRIP IRRIGATION SYSTEM SHOULD BE USED TO WATER THE ROOT ZONES OF THE TREES DURING DRY SPELLS, AS ADVISED BY A CONSULTING ARBORIST. EARLY MORNING WATERING TO THE OUTER AREAS OF THE ROOT ZONE ONCE A WEEK WHEN THERE IS NO RAIN, TO PROVIDE 30-50MM OF WATER, WILL MEET THE NEEDS OF MOST TREES. SUCH A SYSTEM SHOULD BE INSTALLED BENEATH MULCH & SHOULD ONLY BE OPERATED IN COMPLIANCE WITH ANY RELEVANT WATER RESTRICTIONS.

AHD
WER
OPPOSITE
THE STREET.





COLOUR & MATERIAL SCHEDULE

- DWELLING 1;
LIGHT COLOUR TONE ROOF.
WHITE WEATHER BOARD WALLS.
OFF WHITE RENDER.
BLACK GUTTERS & FASCIA.
BLACK WINDOW FRAMES.
BLACK GARAGE DOOR.
- DWELLING 2;
LIGHT COLOUR TONE ROOF.
DUNE COLOURED WEATHER BOARD WALLS.
MOCCA COLOURED RENDER.
JASPER GUTTERS & FASCIA.
JASPER WINDOW FRAMES.
JASPER GARAGE DOOR.
- DWELLING 3;
LIGHT COLOUR TONE ROOF.
RED BRICK EXTERNAL WALLS.
SMOOTH CREAM GUTTERS @ FASCIA.
SMOOTH CREAM WINDOW FRAMES.
SMOOTH CREAM CARPORT DOOR.

EAST ELEVATION

CHARLES STREET SCAPE ELEVATION.

NEW DWELLINGS: TILED ROOF TO DWELLING 1 & 322° ROOF PITCH.
COLOURBOND IRON ROOF TO DWELLING 222° ROOF PITCH.
WEATHERBOARD EXTERNAL WALLS TO DWELLING 1 & 2.
BRICK EXTERNAL WALLS TO DWELLING 3.
TIMBER FLOOR.
2560 FINISHED CEILING HEIGHT TO GROUND FLOOR.
2450 FINISHED CEILING HEIGHT TO FIRST FLOOR & DWELLING 3.

WEST ELEVATION

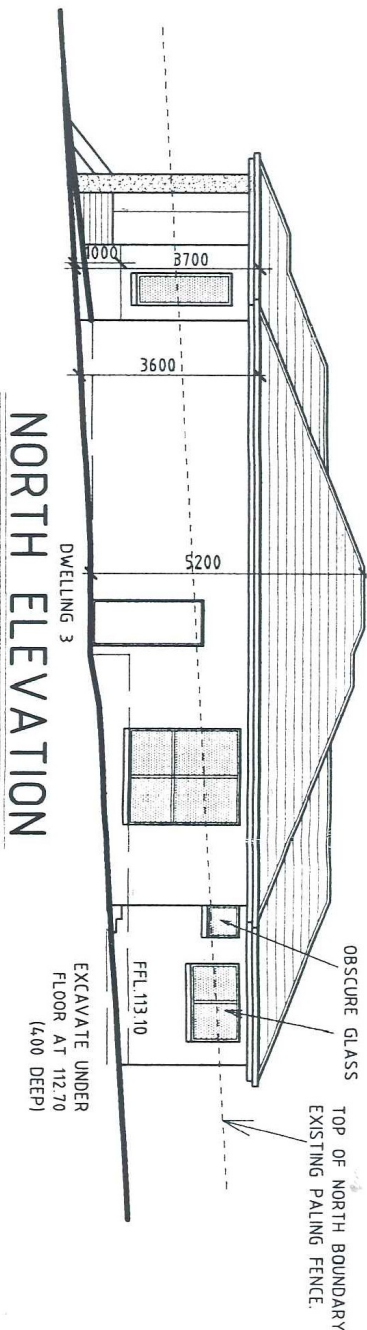
DWELLING 3

EXCAVATE UNDER
FLOOR AT 112.70
(400 DEEP)

DWELLING 1

OBSCURER GLASS

WEATHERBOARD
WALL CLADDING.



NORTH ELEVATION

TREE PROTECTION NOTES

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2. FENCING MUST PROVIDE AN EFFECTIVE PHYSICAL BARRIER USING EITHER:
 - A) 15M-18M HIGH WIRE MESH FENCING, OR
 - B) 15M-18M HIGH WIRE REINFORCED PARA-WEB MESH REINFORCING FENCING WIRES MUST BE USED AT THE TOP, BOTTOM & AT LEAST ONCE AT THE HALF WAY HEIGHT.
3. TREE PROTECTION ZONE-KEEP OUT' OR SIMILAR MUST BE PLACED ON THE FENCE & VISIBLE FROM ALL SIDES.
- 3.A CONSULTING ARBORIST MUST SUPERVISE ANY EXCAVATION WORKS WITHIN THE TREE PROTECTION ZONES ON THE SUBJECT LAND & ANY INSTANCE WHERE TREES ON ADJOINING PROPERTIES MAY BE IMPACTED.
4. NO FILLING, TRENCHING OR EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONES EXCEPT FOR BUILDINGS & FOOTINGS AS APPROVED BY THE RESPONSIBLE AUTHORITY. ANY ROOTS ENCOUNTERED WHEN EXCAVATING FOR FOOTINGS MUST BE CUT CLEANLY, FLUSH TO THE EDGE OF EXCAVATION, WITH A CLEAN SAW.
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AREA OF SITE.....	687.0M ²
AREA OF DWELLING 1.....	FIRST FLOOR.....43.0M ²
	GROUND FLOOR.....48.60M ²
	TOTAL.....91.60M ²
AREA OF DWELLING 2.....	FIRST FLOOR.....51.70M ²
	GROUND FLOOR.....53.60M ²
	TOTAL.....105.30M ²
AREA OF DWELLING 3.....	108.80M ²
AREA OF GARAGE 1.....	23.80M ²
AREA OF GARAGE 2.....	23.80M ²
AREA OF GARAGE 3.....	22.70M ²
TOTAL GROUND AREA BUILT OVER.....	281.30M ²
TOTAL SITE COVERAGE.....	40.95%
TOTAL HARD SURFACED SITE COVERAGE.....	59.90%



AND
VER
PROSITE
E STREET.

Roger court, Nunawading.

A... AMENDED 30/6/2010
B... AMENDED 1/4/2011
C... AMENDED 8/4/2011
D... AMENDED 1/11/2011
AS PER PLANNING PERMIT

D.A.SZABO & ASSOC.

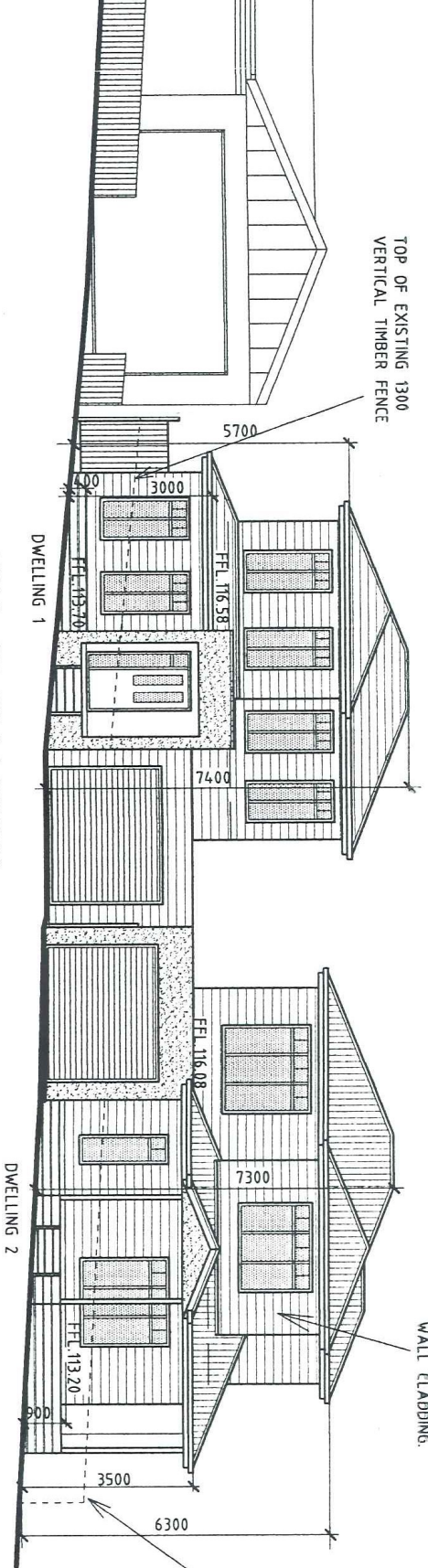
SHEET 1 OF 2

scale 1:100

L2010/0700

APRIL 2011

TOP OF EXISTING 1300
VERTICAL TIMBER FENCE



WEATHERBOARD
WALL CLADDING.

TOP OF EXISTING 1300
VERTICAL TIMBER FENCE

SOUTH ELEVATION

ROGER COURT STREET SCAPE ELEVATION.

NEW DWELLINGS, TILED ROOF.....22° ROOF PITCH.

WEATHERBOARD EXTERNAL WALLS TO DWELLING 1 & 2.

BRICK EXTERNAL WALLS TO DWELLING 3.

TIMBER FLOOR.

2560 FINISHED CEILING HEIGHT TO GROUND FLOOR.

2450 FINISHED CEILING HEIGHT TO FIRST FLOOR.

COLOUR & MATERIAL SCHEDULE

DWELLING 1:

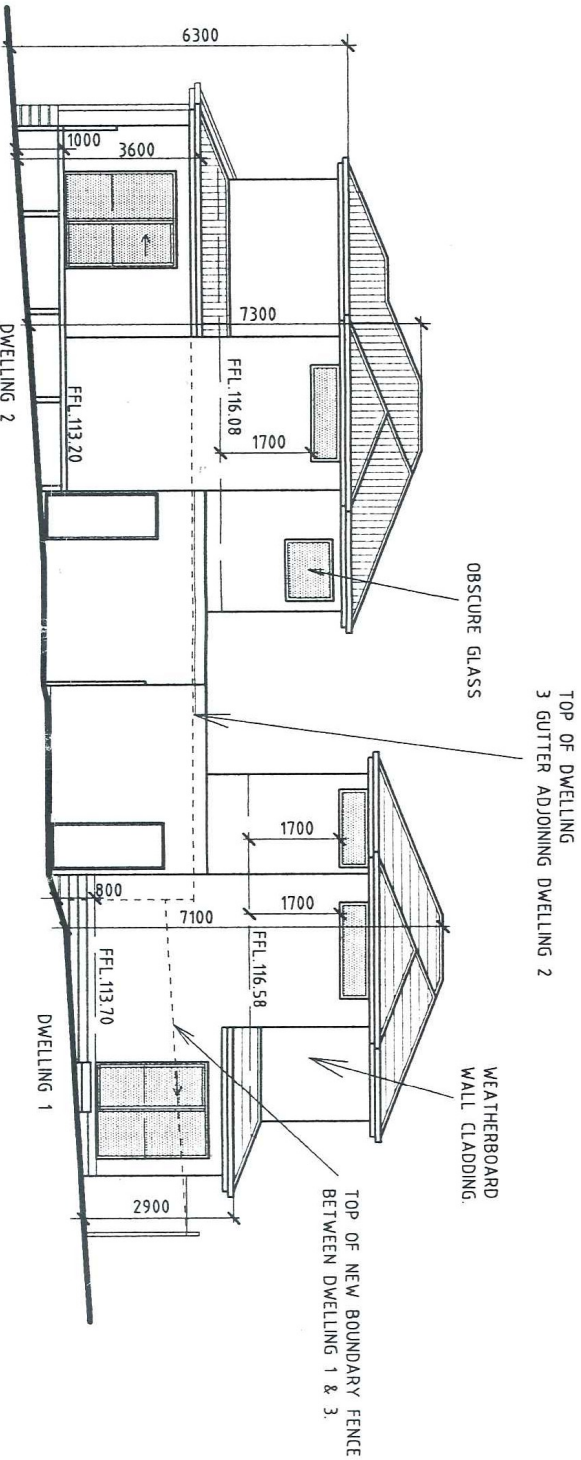
LIGHT COLOUR TONE ROOF.
WHITE WEATHER BOARD WALLS.
OFF WHITE RENDER.
BLACK GUTTERS & FASCIA.
BLACK WINDOW FRAMES.
BLACK GARAGE DOOR.

DWELLING 2:

LIGHT COLOUR TONE ROOF.
DUNE COLOURED WEATHER BOARD WALLS.
MOCCA COLOURED RENDER.
JASPER GUTTERS & FASCIA.
JASPER WINDOW FRAMES.
JASPER GARAGE DOOR.

DWELLING 3:

LIGHT COLOUR TONE ROOF.
RED BRICK EXTERNAL WALLS.
SMOOTH CREAM GUTTERS @ FASCIA.
SMOOTH CREAM WINDOW FRAMES.
SMOOTH CREAM CARPORT DOOR.



OBSCURE GLASS

TOP OF DWELLING
3 GUTTER ADJOINING DWELLING 2

WEATHERBOARD
WALL CLADDING.

TOP OF NEW BOUNDARY FENCE
BETWEEN DWELLING 1 & 3.